Karen Johnson Davidson County
Batch# 703736 DEEDWARR
08/24/2021 12:07:05 PM 2 pgs
Fees: $13.00 Taxes: $4,255.00
20210824-0114294

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210736155

STATE OF TENNESSE
COUNTY OF DAVIDS

The actual consideration or value, whichever is greater, for this transfer is: $1,150,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of August, 2021.

Notary Public
My Commission Expires: 1-6-25

RETURN TO:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

CATHERINE CLEARWATER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Phillip A. Weiskopf and Catherine D. Weiskopf 5820 Robert E Lee Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 145 09 0 058.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Granco Properties, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Phillip A. Weiskopf and Catherine D. Weiskopf, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Tyne Valley Estates Section 5 of record in Plat Book 3600, Page 54 said Register's Office.

Being the same property conveyed to Granco Properties, LLC, A Tennessee Limited Liability Company, by Quit Claim Deed from Brian D. Waller, a married man, of record in Instrument No. 20190614-0057179, in the Register's Office of Davidson County, Tennessee, dated June 06, 2019 and recorded on June 14, 2019.

Being the same property conveyed to Brian D. Waller, a married man, by Warranty Deed from David D. Rudd and Sandra S. Rudd, husband and wife, of record in Instrument No. 20190402-0029729, in the Register's Office of Davidson County, Tennessee, dated March 01, 2019 and recorded on April 02, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Tyne Valley Estates Section 5, as recorded in Plat Book 3600, Page(s) 54.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3766, Page 609; Book 3788, Page 404; Book 3813, Page 383.

Easement for Sanitary Sewers And/Or Storm Drainage, recorded in Book 7853, Page 79.

This is improved property located at 5820 Robert E Lee Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of August, 2021.

Granco Properties, LLC.

By: _____
Brian Waller, Sole Member

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Brian Waller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member (or other officer authorized to execute the instrument) of Granco Properties, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 23rd day of August, 2021.

_____
Notary Public

