WARRANTY DEED

Karen Johnson Davidson County
Batch# 840303 DEEDWARR
04/18/2022 09:23:01 AM 2 pgs
Fees: $13.00 Taxes: $1,498.50

20220418-0043916

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

Affiant

SUBSCRIBED AND SWORN TO ME ON 14TH DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/1/[illegible]

SANDY MCCOLLUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 1947

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: If left blank please use the address of the new owner	MAP PARCEL
Leo Funk and Alana Scholl		061-03-044.00
4613 Grinstead Place		
Nashville, TN 37216		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MICHAEL BRADLEY WILLOUGHBY, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

LEO LAWRENCE FUNK, A SINGLE MAN AND ALANA SCHOLL, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 7 on Block "L" on the Map of Broadmoor, Section No. 2, as of record in Book 547, page 174, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Michael Bradley Willoughby by Quitclaim Deed from Anesa Rita Yousif Willoughby, dated November 7, 2016, recorded on December 2, 2016, in Instrument No. 20161202-0127017, Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to Michael B. Willoughby by Warranty Deed from Margaret C. Proctor, unmarried, dated April 28, 2003, recorded on May 28, 2003, in Instrument No. 20030528-0071671, Register's Office for Davidson County, Tennessee.

Michael Bradley Willoughby is also known as Michael B. Willoughby.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

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

2. All matters as set forth per Plat Book 547, Page 174, said Register's office.

3. Telecommunications easement of record in Instrument No. 20140114-0003779, said Register's Office.

4. Railroad runs behind lot.

This is improved property known as 4613 Grinstead Place, Nashville, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our/my hand on the 14th day of April, 2022.

Michael Bradley Willoughby

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state Michael Bradley Willoughby, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.
Witness my hand and official seal this 14th day of April 2022.

Notary Public
My Commission expires: 9/30/24

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON