Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood TN 37027

Karen Johnson Davidson County
Batch# 871653 DEEDWARR
06/15/2022 09:34:47 AM 2 pgs
Fees: $13.00 Taxes: $1,616.90
20220615-0068163

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$437,000.00.**

M. Alexis Monk
Affiant

Subscribed and sworn to before me, this the 14th day of JUNE, 2022.

Notary Public

My commission expires: SEPTEMBER 14, 2022
(AFFIX SEAL)

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
WENDY ERIKSEN-THURST AND PHILIP THURST	New Owner	136-03-0-049.00
104 Coastal Court West		
Nashville, TN 37217		

FOR AND IN 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,

ROBERT J. GRAVILLE AND AMY L. GRAVILLE, HUSBAND AND WIFE

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

WENDY ERIKSEN-THURST AND PHILIP THURST, WIFE AND HUSBAND

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

Land in Davidson County, Tennessee, being Lot(s) 200, as shown on the map entitled the Plan of Priest Lake Park, Section 4, of record in Book 4460, page 15-17, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ROBERT J. GRAVILLE AND AMY L. GRAVILLE, HUSBAND AND WIFE, by deed from OLIVER L. HILDEBRAND AND WIFE, DYEANN HILDEBRAND, of record in Instrument No. 20140602-0047484, dated May 30, 2014, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 104 Coastal Court West, Nashville, TN 37217.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his heirs and 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 my/our hand(s) this 14th day of JUNE, 2022.

ROBERT J. GRAVILLE

AMY L. GRAVILLE

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **ROBERT J. GRAVILLE AND AMY L. GRAVILLE, HUSBAND AND WIFE** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of June, 2022.

NOTARY PUBLIC
My Commission Expires: 11/3/25

