Box 14

Karen Johnson Davidson County
Batch# 885344 DEEDWARR
07/07/2022 10:39:34 AM 2 pgs
Fees: $13.00 Taxes: $9,435.00

20220707-0078350

THIS INSTRUMENT WAS PREPARED BY	STATE OF TN COUNTY OF Davidson
Bankers Title & Escrow Corporation 3310 West End Avenue, Suite 540 Nashville, TN 37203 P22-4474-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$2,550,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF APRIL, 2022. Notary Public MY COMMISSION EXPIRES: 10/23/2023

JENNIFER WEST
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
AFFIX SEAL

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Lance W. Gruner	Lance W. Gruner	MAP:
3638 Richland Avenue	3638 Richland Avenue	PARCEL: 104-09-0-276.00
Nashville TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **JASON T. ELVIDGE AND MARGARET MACGREGOR, HUSBAND AND WIFE**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LANCE W. GRUNER, a married person**

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

Land in Davidson County, Tennessee, being Lot No. 1 on the Subdivision of a Part of Block "6", Richland Realty Company's Division "A", as shown on plat of record in Instrument No. 20040402-0037234, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jason T. Elvidge and Margaret MacGregor, husband and wife by Warranty deed from Jason B. Robbins and Amy Robbins, husband and wife of record in Instrument No. 20160906-0093184 Register's Office for Davidson County, Tennessee, dated September 1, 2016 and recorded on September 6, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is UNIMPROVED ✠ IMPROVED property known as: **3638 Richland Avenue, Nashville, TN 37205**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, their 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 the 7th. day of April, 2022.

Jason T. Elvidge

Margaret MacGregor

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jason T. Elvidge,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposed therein contained.

Witness my hand and official seal this the 7th day of April, 2022.

My commission Expires: 10/23/2023

Notary Public

JENNIFER WEST STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Margaret MacGregor,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of April, 2022.

My commission Expires: 10/23/2023

Notary Public

JENNIFER WEST STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY