Karen Johnson Davidson County
Batch# 952624 DEEDWARR
12/16/2022 01:29:30 PM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20221216-0130379

WARRANTY DEED

NICOLE YURJEVICH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File #22-DM-0078-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF December, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/29/25 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Shawn Gruber and Nicole Gruber	Shawn Gruber + Nicole Gruber	
(NAME)	(NAME)	
78 Fern Ave.	1125 McClellan Ln	**071 14 0E 001.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Wolensville, TN 37135	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KEMPER P. MAXWELL, A MARRIED MAN, PARKER BROWN, A SINGLE MAN, AND CRAIG T. STANLEY, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHAWN GRUBER, AND NICOLE GRUBER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee being Unit No. 1, as described in the Declaration of Covenants, Conditions and Restrictions for Sky at Fern, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160830-0090887, and Amendment(s) recorded in Instrument No(s). 20170913-0093673; 20180808-0078087 and 20190410-0032695, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kemper P. Maxwell, a married man, and Parker Brown, a married man, and Craig T. Stanley, a married man, by Warranty Deed from Eight-Nine King Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20181121-0114864, in the Register's Office for Davidson County, Tennessee, dated November 20, 2018, and recorded on November 21, 2018.

This property was never the homestead property to any of the Grantors.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of J. B. Haynie's (Grove Plan), as recorded in Plat Book 57, Page(s) 64.
*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160830-0090887, and Amendment(s) recorded in Instrument No(s). 20170913-0093673; 20180808-0078087 and 20190410-0032695.
*Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20140604-0048449 and Instrument No. 20160302-0020122.
*Easement for the purpose of Public Street Right-of-Way, recorded in Instrument No. 20160616-0061040.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **78 Fern Avenue, Nashville, TN 37207**.

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 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 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 14th day of December, 2022.

Kemper P. Maxwell

Parker Brown

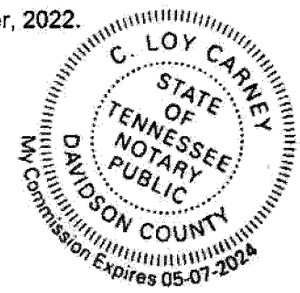
Craig T. Stanley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of December, 2022, before me personally appeared Kemper P. Maxwell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

Notary Signature
My commission expires:



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of December, 2022, before me personally appeared Parker Brown, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

Notary Signature
My commission expires:

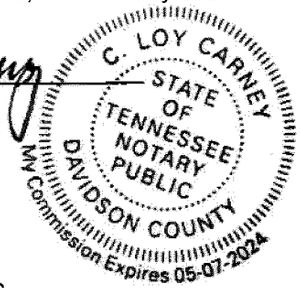


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of December, 2022, before me personally appeared Craig T. Stanley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

Notary Signature
My commission expires:



RETURN TO:
CLOSED Nashville, LLC
278 Franklin Rd., Suite 160
Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 16, 2022.

J. Carlton Drumwright

December 16, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on December 16, 2022.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY