**Return to: Box 10-B
Cohen & Cohen

File No. 280500197

WARRANTY DEED

STATE OF TN
COUNTY OF ~~WILSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: 8-23-2011
(AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tia Pewitt	Bank of America	044-14-0-121.00
(NAME) 1300 9th Street	(NAME) 9000 Southside Blvd.	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Jacksonville, FL 32256	
(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 considerations, the receipt of which is hereby acknowledged, WE, John Harris Grigsby, Carol Grigsby-Balthrop and Larry Wayne Grigsby, being the sole Heirs at law of Mary Emma Grigsby, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Tia Pewitt, and Husband Jarrett Peters hereinafter called the grantee(s), HER 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. 61, Section II, Rolling Green Subdivision as of record in Plat Book 1424, Page 91, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Glenn Grigsby et ux, Mary Emma Grigsby by Deed dated 4/9/1969 from Leland Grigsby et ux, Elizabeth Grigsby and Ione Grigsby Miller et vir, Andrew Miller of record in Deed Book 4324, page 266, Register's Office for said County. The said Glenn Grigsby having since died, intestate and the said Mary Emma Grigsby having since died.

Subject to all matters as set forth per Plat Book 1424, Page 91, Register's Office of said County.

Utility Ingress/Egress Easement as shown of record in Deed Book 1710, Page 495, Register's Office for said County.

See Affidavit of Heriship being recorded simultaneously herewith in the office of Davidson County, Tennessee, of record in Instrument No 20080522005252 2, Register's Office for said County.

Davidson County DEEDWARR
Recvd: 05/22/08 09:48 2 pgs
Fees:13.00 Taxes:384.80
20080522-0052524

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1300 9th Street, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), HER 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), HER 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 our hands this 21st day of May, 2008.

The Estate of Mary Emma ~~Grisby~~ Grigsby

By: ~~John Grigsby~~ ~~John Harris Grigsby~~

The Estate of Mary Emma ~~Grisby~~ Grigsby

By: Carol Grigsby-Balthrop

The Estate of Mary Emma ~~Grisby~~ Grigsby

By: Carol Grigsby-Balthrop for Larry Wayne Grigsby as His Attorney in Fact.

By Carol Grigsby Balthrop
Attorney in Fact

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named John Harris Grigsby and Carol Grigsby-Balthrop the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 21st day of May, 2008.

Commission expires: 11/22/09

JUDY REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Carol Grigsby-Balthrop, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is, pursuant to Power of Attorney of record in Book _____, Page _____, Registers Office for Davidson the **Attorney-in-Fact** of Larry Wayne Grigsby (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 5/21/2008.

My Commission Expires:. 11/22/09

JUDY REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

, Notary Public.

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