WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150071378 DEEDWARR
Recvd: 08/24/15 11:18 2 pgs
Fees:13.00 Taxes:1628.00
20150824-0085139

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$440,000.00 .**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2018

THIS INSTRUMENT WAS PREPARED BY
The Closing Company Title & Escrow LLC
8005 Church Street E, Ste 201
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Grant Ventures, LLC	**Same as Owner**	**105-9-310.00**
(NAME) **1017 West Grove Avenue**	(NAME)	
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MOSES POPE, UNMARRIED 0**HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GRANT VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** 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 H on the Plan of Leeside, as of record in Book 1424, page 148, being Tennessee Construction & Development Company's Resubdivision of Lots 16 and the westerly part of Lot 18 on the Map of Jones & Dudley's Addition of record in Book 57, page 147, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Moses Pope and wife, Clara H. Pope by Warranty Deed from S. K. Grayson and wife, Frances E. Grayson, dated October 23, 1959, recorded October 28, 1959, Register's Office for Davidson County, Tennessee. The said Clara H. Pope having since died, thereby vesting title as Moses Pope surviving tenant by the entirety.

unimproved ☐
This is improved ☒ property, known as **1017 West Grove Avenue** (House Number) (Street) (P.O. Address) **Nashville, TN** (City or Town) **37203** (Postal Zip)

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2015 real property taxes have been prorated and assumed by the buyer and (b) all matters appearing on the plan of record in Book 1424, page 148, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 hand this 14th day of August, 2015.

Moses Pope

Moses Pope

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County Moses Pope, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 14th day of August, 2015.

Commission expires:

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

Pam McBroom

Notary Public