ADDRESS NEW OWNERS and
SEND TAX BILLS:
SSPFIN, LLC
2605 Lumar Lane
Nashville TN 37214

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

Bill Garrett Davidson County
Batch# 14130 DEEDWARR
10/16/2017 02:03:57 PM 2 pgs
Fees: $13.00 Taxes: $917.60
20171016-0105921

MAP PARCEL NUMBER:
34 - 9 - 83
34 - 9 - 84
34 - 9 - 85

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, LARRY GRIBBINS and wife, CHARLOTTE GRIBBINS, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to SSPFIN, LLC, a Tennessee Limited Liability Company, hereinafter called GRANTEE, its successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 21 and the easterly 15 feet of Lot No. 20 in Block "A", Edenwold City, According to plan recorded in Book 421, Page 123, Register's Office for Davidson County, Tennessee and being a 40 X 110 corner lot on Palmer (now Edenwold Road) and Scott Street.

and

Land in Davidson County, Tennessee, being Lots 17, 18 and 19 and the west 10 feet of Lot No. 20 of Block "A" on the Map of Edenwold City, as of record in Book 421, Page 123, Register's Office for Davidson County, Tennessee.

Said Lots and said part of said lot adjoin and front together 85 feet on the southerly side of Palmer Avenue (now Edenwold Road) and run back between parallel lines to an alley.

Being the same property conveyed to Larry Gribbins and wife, Charlotte Gribbins by Warranty Deed from Steve L. Sloan recorded on February 27, 2001 in Instrument No. 20010227-0018245, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 131 Edenwold Road, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, its, successors and assigns, forever.

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365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

GRANTORS covenant with GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, its successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 12 day of October, 2017.

LARRY GRIBBINS

CHARLOTTE GRIBBINS

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, LARRY GRIBBINS and wife, CHARLOTTE GRIBBINS, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 12 day of October, 2017.

NOTARY PUBLIC

My Commission Expires: 4.19.21

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $248,000.00.

AFFIANT

Subscribed to and sworn before me, this the 12 day of October, 2017.

NOTARY PUBLIC

My Commission Expires: 4.19.21

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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