Bill Garrett Davidson County
Batch# 45621 DEEDWARR
01/08/2018 02:26:48 PM 2 pgs
Fees: $13.00 Taxes: $936.10
20180108-0002373

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
17-2306

STATE OF TENNESSEE
COUNTY OF Davidson

THOMAS VORHOLT II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 3rd day of January, 2018

Notary Public
Commission Expires: 8.4.20

Address of New Owner	Send Tax Bills To:	Map & Parcel
Michaela G Grubb 2223 Thistlewood Drive Nashville, TN 37216	New Owner	072 08 0 108.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Building Projection Inc., a Tennessee corporation

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michaela G Grubb, a single woman and Ralph T Grubb, a married man as tenants in common

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:

Lot 26, PLAN OF DALEWOOD, SECTION 1, as shown on plat of record in Plat Book 1424, Page 108, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Building Projection, Inc. by Warranty Deed from Travis Journell of record in Instrument No. 20150713-0067980, in the Office of the Register of Davidson County, Tennessee, dated July 6, 2015 and recorded on July 13, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2223 Thistlewood Drive, Nashville, TN 37216.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 3rd day of January, 2018.

Building Projection Inc.

By: Jake Zobrist aka Jacob Zobrist

Its: Authorized Agent

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jake Zobrist aka Jacob Zobrist with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Authorized Agent of Building Projection Inc., and that he as such Authorized Agent being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of January, 2018.

Notary Public
My Commission Expires: 5/8/2018

SARAH SIMMONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(Notarial Seal)