Bill Garrett Davidson County
Batch# 52901 DEEDWARR
01/30/2018 10:13:59 AM 2 pgs
Fees: $13.00 Taxes: $757.76
20180130-0009323

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,800.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF January, 2018.

Notary Public
MY COMMISSION EXPIRES: 01-06-2020
File No. 17-0699D

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Maisha N. Grigsby, an unmarried woman (NAME)	newowner (NAME)	147-16-157
4906 Pearson Place (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Bonnie H. Breland, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Maisha N. Grigsby, an unmarried woman,** 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 No. 226 on the plan of FAIRLINE PARK SECTION III, as shown by plat of record in Plat Book 2331, Page 145, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Nathan Nanking Breland and wife, Bonnie H. Breland from Melpar Homes Inc, by Deed dated September 25, 1957, in Book 2696, Page 391, in the Register's Office for Davidson County, Tennessee.

THENCE Nathan Nanking Breland having since passed vested title in Bonnie H. Breland as survivor of the tenancy by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2331, page 145, Register's Office for Davidson County, Tennessee.

2. Restrictions as recorded in Book 2598, page 491, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Bonnie H. Breland is signed by his/her duly appointed Attorney-in-fact Cynthia B. Justice, pursuant to the Power of Attorney recorded in Record Book *, page _____, said Register's Office

This is improved property, known as 4906 Pearson Place, Nashville, TN 37211.

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. Whenever 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 26th day of January, 2018.

BONNIE H. BRELAND

Bonnie H Breland

By: _____ AIF
Cynthia B. Justice, Attorney in Fact

January 26, 2018
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Cynthia B. Justice, Attorney in Fact for Bonnie H. Breland, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney in Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office this 26th day of January, 2018.

My Commission Expires: 8/27/2018

_____
Notary Public

TRUDY MILLIKEN
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

PREPARED BY ~~AND RETURN TO:~~

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-P-17-4906