Bill Garrett Davidson County
Batch# 106036 DEEDWARR
06/19/2018 08:30:30 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00
20180619-0058629

WARRANTY DEED

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF June, 2018.

Notary Public

MY COMMISSION EXPIRES: 3-8-2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Grisham Home Builders, LLC	Same	09116022100
(NAME)	(NAME)	
216 Valley Brook Dr		
(ADDRESS)	(ADDRESS)	
Nashville TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Country Club Investors, LLC, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Grisham Home Builders, LLC, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County Tennessee, being Lot No. 111 of Block 3, on the Plan of Charlotte Park Company's First Addition to Nashville, of record in Book 57, Page 103, Register's Office for said County.

Said Lot No. 111 fronts 50 feet on the northerly side of Nevada Avenue, formerly Third Avenue, and runs back between parallel lines, with the easterly margin of 43rd Avenue North, formerly 2nd Street, 180 feet to an alley.

Being the same property conveyed to Cas Cooper Dunlap and wife, Lisa Ann Dunlap, by Warranty Deed from William B. Smith, unmarried, recorded on June 1, 1998, of record in Book 10954, Pages 776-777, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Country Club Investors, LLC by deed of record as Instrument No 20180614-0057014, said Register's Office and corrected by Scriveners Affidavit of record as Instrument no. 20180618-0058009, said Register's Office

This is improved property known as 4210 Nevada Avenue, Nashville, TN 37209.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is:						
Improved	property, known as	4210	Nevada Avenue	Nashville	TN	37209
		(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 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 our hands 06/18/18.

Country Club Investors, LLC

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, John A Bell Jr, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Authorized Agent of Country Club Investors, LLC, the within named bargainor, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Country Club Investors, LLC, by himself as Authorized Agent.

Witness my hand and official seal at Nashville, Tennessee, this 18 day of June, 2018.

Notary Public
My Commission Expires: 3-8-2021

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Dellana Lowhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19