WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 137105 DEEDWARR
09/05/2018 10:01:30 AM 2 pgs
Fees: $13.00 Taxes: $1,961.00

20180905-0087624

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st DAY OF August, 2018.

Kathy Snider
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Commission Expires May 2, 2022

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Grant Investments LLC	**SAME**	
(NAME) 4525 Harding Road, Ste 200	(NAME)	116-08-0-052.00
(ADDRESS) Nashville, TN 37205	(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, **PAUL KETCHEL AND WIFE, MARY M. KETCHEL, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GRANT INVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being parts of Lots Nos. 42 and 43 on the Plan of the Kenner Manor Land Company's Second Subdivision of the Kenner Tract of record in Plat Book 421, Page 100, of the Register's Office of Davidson County, Tennessee, described according to a survey made by S. R. Sanford, Jr., July 3, 1941, as follows:

Beginning on the westerly margin of Wilson or Estes Avenue, 185.2 feet South of the Southerly margin of Kenner Avenue; thence westwardly and parallel with Kenner Avenue 88.1 feet to the easterly line of the property conveyed to Nevin C. Trammell and wife, by deed from A. R. Greene and wife, of record in Book 1166, page 372, Register' s Office for Davidson County, Tennessee; thence with Trammell' s Easterly line Southwardly 5 feet to his Southeast corner; thence with his southerly line westerly 88.11 feet to the easterly line of Lot No. 44, southwardly 75 feet; thence eastwardly 173.73 feet to the westerly margin of Wilson or Estes Avenue; thence with said Avenue northwardly 80 feet to the beginning.

Being the same property conveyed to Paul Ketchel and wife, Mary M. Ketchel, by Warranty deed from Nicholas H. Adler and wife, Ann E. Adler, of record in Instrument No. 20061222-0158471 and Re-Recorded in Instrument No. 20070116-0005805 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1005 Estes Road, Nashville, TN 37215
(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 my hand this 31st day of August, 2018

Paul Ketchel
By: Josephine Barringer Attorney in fact
PAUL KETCHEL

BY: JOSEPHINE BARRINGER, ATTORNEY IN FACT

Mary M. Ketchel
By: Josephine Barringer Attorney in fact
MARY M. KETCHEL

BY: JOSEPHINE BARRINGER, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of August, 2018, before me personally appeared Josephine Barringer, to me known to be the person who executed the foregoing instrument on behalf of Paul Ketchel and Mary M. Ketchel and acknowledged that she executed the same as the free act and deed of Paul Ketchel and Mary M. Ketchel.

Witness my hand and official seal this 31st day of August, 2018.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires November 5, 2018

Notary Public