Karen Y Johnson Davidson County
Batch# 150098 DEEDWARR
10/09/2018 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $721.50
20181009-0099979

WARRANTY DEED

KATHLEEN E DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

A-AR-18-2148

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/8/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Anchored Developments, LLC, a Tennessee Limited Liability Company	**New Owner**	
(NAME) **440 E Iris Drive**	(NAME)	**106-13-179.00**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GRIGNON FAMILY REVOCABLE TRUST, DATED JANUARY 5TH, 2000,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANCHORED DEVELOPMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 39 on the Plan of Sadler Place, of record in Plat Book 332, Page 31, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to the Grignon Family Revocable Trust by Quitclaim Deed from John W. Grignon, recorded June 28, 2013 in Instrument No. 20130628-0066755 and further being the same property conveyed to John W. Grignon, married, by Warranty Deed from Robert J. Grignon and Devonie C. Grignon, married, recorded December 2, 2008 in Instrument No. 20081202-0116709, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 31, Register's Office for Davidson County, Tennessee.
- Taxes for 2018 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2148 Sadler Avenue, Nashville, Tennessee 37210**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 5th DAY OF OCTOBER, 2018.

Grignon Family Revocable Trust, dated January 5th, 2000

BY: John W. Grignon
John W Grignon
Trustee

BY: Sharon R. Grignon
Sharon R. Grignon
Trustee

STATE OF ~~TENNESSEE~~ Wisconsin
COUNTY OF ~~DAVIDSON~~ Waukesha

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN W GRIGNON, TRUSTEE of GRIGNON FAMILY REVOCABLE TRUST, DATED JANUARY 5TH, 2000, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my ~~hand~~ and official seal, this the 5th of October, 2018.

Notary Public
My Commission Expires: 1-23-2022
(SEAL)

NOTARY PUBLIC STATE OF WISCONSIN DEBRA A RUSHLAU

STATE OF ~~TENNESSEE~~ Wisconsin
COUNTY OF ~~DAVIDSON~~ Waukesha

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHARON R. GRIGNON, TRUSTEE of GRIGNON FAMILY REVOCABLE TRUST, DATED JANUARY 5TH, 2000, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my ~~hand~~ and official seal, this the 5th of October, 2018.

Notary Public
My Commission Expires: 1-23-2022
(SEAL)

NOTARY PUBLIC STATE OF WISCONSIN DEBRA A RUSHLAU

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

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

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, JORDAN T. MYERS, a notary public for this county and state, Laura Mitchell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01-06-2020
Notary' Seal (if on paper)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY