Karen Y Johnson Davidson County
Batch# 153988 DEEDWARR
10/25/2018 09:56:44 AM 2 pgs
Fees: $13.00 Taxes: $1,689.05
20181025-0105699

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT180900398

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

WARRANTY DEED

EMILY H. PROPHET
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
$456,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 23rd day of October, 2018

Notary Public

MY COMMISSION EXPIRES: 8-20-2019

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Grantham and Sarah Grantham **1513 Fatherland Street** **Nashville, TN 37206**	**SAME** New Owner	**083-13-0-408.00**

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, WE,

Pierre Bayou Properties, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Grantham and Sarah Grantham, Husband and Wife

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. 100 of Block "K" on the Map of the Subdivision of the Lindsley Home Place, of record in Book 2, Page 92, of the Chancery Court at Nashville.

SAID Lot No. 100 fronts 50 feet on the northerly side of Fatherland Street and runs back between parallel lines 160 feet, more or less, to an alley.

BEING the same property conveyed to Pierre Bayou Properties, LLC by Warranty Deed from Inez Padgett, unmarried, dated 8/5/16 and recorded 8/8/16 in Instrument Number 20160808-0081898, Register's Office for Davidson County, Tennessee.

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 (X) property known as **1513 Fatherland Street, Nashville, TN 37206**
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 this 23rd day of October, 2018.

Pierre Bayou Properties, LLC

BY: _____

Elizabeth G. Beavers, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Elizabeth G. Beavers with whom I am personally acquainted and who upon his oath(s) acknowledged herself to be the Sole Member of Pierre Bayou Properties, LLC the within named bargainor, and corporation, and that she as such Sole Member being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Elizabeth G. Beavers as such Sole Member.

Witness my hand and official seal at office at Nashville, Tennessee on this the 23rd day of October, 2018.

Commission Expires:_____

_____
Notary Public

