Prepared by:
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Karen Y Johnson Davidson County
Batch# 162633 **DEEDWARR**
11/20/2018 11:24:58 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20181120-0114182

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00

Affiant

Subscribed and sworn to before me this 16th day of November, 2018.

Notary Public
My commission expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Matthew Owen Menefee and Marie Louise Burgard Menefee 3623 Floral Drive Nashville, TN 37211	New Owner	133-06-0-090

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Grace Holdings, LLC, a Tennessee Limited Liability Company** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Matthew Owen Menefee and Marie Louise Burgard Menefee, husband and wife** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 2 on the Plan of Shady Park of record in Plat Book 2330 Page 88 Register's Office for Davidson County, Tennessee and described as follows:

Said Lot No. 2 fronts 75 feet on the westerly margin of Floral Avenue and extends back 169.3 feet on the northerly line and 167.5 feet on the southerly line to a dead line in the rear measuring 75 feet thereon.

Being the same property conveyed to Grace Holdings, LLC by deed from Jimmy Donald Sheler of record in Instrument No. 20180511-0045525, Register's Office for Davidson County, Tennessee, and dated May 10, 2018.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Shady Park of record in Plat Book 2330 Page 88, Register's Office for Davidson County, Tennessee.

This property is improved property known as 3623 Floral Drive, 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 16th day of November, 2018.

Grace Holdings, LLC, a Tennessee Limited Liability Company

By: _____
Alexander H. Mayfield, Member

By: _____
Jennifer Mayfield, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Alexander H. Mayfield and Jennifer Mayfield, with whom I am personally acquainted, and who acknowledged themselves to be the Authorized Agent of Grace Holdings, LLC, a Tennessee Limited Liability Company the within named bargainors, and as such authorized agents being authorized so to do, executed this instrument for the purposes therein contained and on behalf of Grace Holdings, LLC.

Witness my hand, at office, this 16th day of November, 2018.

_____
Notary Public

DANA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

My Commission expires: 1-21-20