WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 168533 DEEDWARR
11/29/2018 12:55:30 PM 3 pgs
Fees: $18.00 Taxes: $259.00
20181129-0116466

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th DAY OF November, 2018_.

Notary Public

MY COMMISSION EXPIRES: 09/25/2019

(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TTD Builders, LLC	TTD Builders, LLC	
(NAME) 146 Fain Street	(NAME) 146 Fain Street	09316012100
(ADDRESS) Nashville, TN 37210	(ADDRESS) Nashville, TN 37210	
(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, I **Carolyn E. Griffin, a single woman**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TTD Builders, LLC,** HEREINAFTER CALLED THE GRANTEE, IT'S HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being described as follows:

Being the westerly 50 feet of Lots 127, 128 and 129 on the Plan of Maury and Claiborne's Addition to Nashville, Tennessee, as of record in Book 21, Page 84, Register's Office for Davidson County, Tennessee.

Said parts of Lots 127, 128 and 129 front 50 feet on the northerly side of Fain Street, formerly Spring Street, and extend back between parallel lines with the easterly side of an alley 105 feet to the southerly line of Lot No. 126.

FOR INFORMATION PURPOSES ONLY: 82 Fain Street, Nashville, TN 37210

Being the same property conveyed to Being the same property conveyed to Juanita Rucks, single by Warranty deed from Janet Finch, Conservator for James W. Mitchell of record in Instrument No. 20050315-0028522 Register's Office for Davidson County, Tennessee, dated 03/11/2005 and recorded on 03/15/2005. (Value of consideration shown in aforementioned deed $5,000.00.)

Being the same property conveyed to Stephen Adkerson, Jr., as to a life estate and Michael L. Rucks and Phyllis Rucks Thompson by Quitclaim deed from Juanita Rucks of record in Instrument No. 20160715-0072948 Register's Office for Davidson County, Tennessee, dated 07/13/2016 and recorded on 07/15/2016. (Value of consideration shown in aforementioned deed $0.)

Being the same property conveyed to Carolyn E. Griffin by deed from Stephen P. Adkerson, Jr. a life Estate, and Michael L. Rucks and Phyllis Rucks Thompson of record in Instrument No. 20161116-0120991, Register's Office for Davidson County, Tennessee, dated 11/15/2016 and recorded on 11/16/2016 (Value or consideration shown in aforementioned deed $53,000.00).

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 82 Fain St. Nashville, TN 37210

(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 27th day of November, 2018.

Carolyn E. Griffin

Carolyn E. Griffin

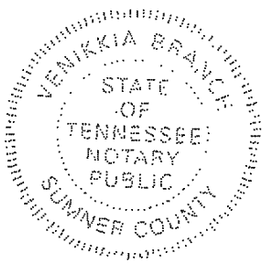
STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Carolyn E. Griffin** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of November, 2018.

Notary Public

My Commission Expires: 09/25/2019



Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019