Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B18-2734

Karen Johnson Davidson County
Batch# 185226 **DEEDWARR**
01/17/2019 02:26:24 PM 2 pgs
Fees: $13.00 Taxes: $259.00

20190117-0005109

STATE OF TENNESSEE
COUNTY OF Williamson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 10th day of January, 2019

Notary Public

Commission Expires:

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

Address of New Owner	Send Tax Bills To:	Map & Parcel
Griffin Contractors 1616 16th Ave. South Nashville, TN 37212	New Owner	064-09-0-131.00

WARRANTY DEED

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, I/WE,

Amanda Dean, Successor Trustee of The 4222 Old Hickory Trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Griffin Contractors LLC, a Tennessee Limited Liability Company

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:

Tract I
Land in Davidson County, Tennessee, being all of Lot No. 17, Block 4 on the plan of Berryville, which is of record in Book 421, Page 117, Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 50 feet on the East side of Hadley Road and extends back Eastwardly between parallel lines 150 feet to a 15 foot alley on which it measures 50 feet on the West margin of said alley.

Tract II
Land in Davidson County, Tennessee being all of Lot No. 18, Block 4 of the plan of Berryville, Tennessee which is of record in Book 421, Page 117, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 50 feet on the East side of Hadley Road and extends back Eastwardly between parallel lines 150 feet to a 15 foot alley and measures 50 feet on the West margin of said alley.

Included in the above description but excluded from the conveyance is the following portion of Lot 18 conveyed by deed of record in Book 1431, Page 537, Register's Office for Davidson County, Tennessee.

Being the Northerly portion of Lot No. 18, Block 4, Plan of Berryville which is of record in Book 421, Page 117, Register's Office for Davidson County, Tennessee.

Said part of Lot 18 fronts 45 feet on the Westerly side of Hadley Road and extends back between parallel lines 150 feet to a 15 foot alley.

Being the same property conveyed to Josh Terry, Trustee of The 4222 Old Hickory Trust by Warranty Deed from George R. Wauford, a married man of record in Instrument No. 20181109-0111000, Register's Office for Davidson County, Tennessee, dated November 08, 2018 and recorded on November 09, 2018.

The said Josh Terry having resigned as Trustee and the said Amanda Dean having been appointed as Successor Trustee under The 4222 Old Hickory Trust.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: **4222 Old Hickory Boulevard, Old Hickory, TN 37138.**

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 10th day of January, 2019.

Amanda Dean, Successor Trustee

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Amanda Dean, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Successor Trustee of The 4222 Old Hickory Trust the within named bargainor, and that she as such Successor Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 10th day of January, 2019.

LAUREN LAMBERTH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission Expires: 8-23-21

(Notary Seal)