WARRANTY DEED

Karen Johnson Davidson County
Batch# 200242 DEEDWARR
02/28/2019 11:01:42 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20190228-0018264

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2019

Notary Public

MY COMMISSION EXPIRES: 12/1/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Ilana Simons	Ilana Simons	05202015800
(NAME)	(NAME)	
12006 Lamanda St, Apt 2	12006 Lamanda St, Apt 2	
(ADDRESS)	(ADDRESS)	
Los Angeles, CA 90066	Los Angeles, CA 90066	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20190319

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, **we, Todd Griggs and wife, Mica Griggs**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Ilana Simons, an unmarried woman**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being the Easterly 60 feet to Lot No. 9 and Westerly 15 feet of Lot No. 10, block B, on the Plan of the Revised Map of Rainbow Terrace Subdivision of record in Plat Book 1130, page 85, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together on the Northerly side of Blackstone Avenue and run back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to Todd Griggs and Mica Griggs by Warranty Deed from Richard Block and Mark Scott, a married couple dated August 8, 2017 and filed of record in Instrument No. 20170811-0082465, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 635 Blackstone Avenue, Madison, TN 37115
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 27th day of February, 2019

Todd Griggs

Mica Griggs

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Todd Griggs and Mica Griggs, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th of February, 2019.

Notary Public
My Commission Expires: 3-2-2021

