WARRANTY DEED

Karen Johnson Davidson County
Batch# 218032 DEEDWARR
04/15/2019 02:46:59 PM 2 pgs
Fees: $13.00 Taxes: $703.00

20190415-0034387

A-AD-18-2156

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-0[illegible]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
JLB Development LLC, a Tennessee Limited Liability Company	**New Owner**	
(NAME) **2933 Sharon Hill Cir**	(NAME)	**119-01-0-003.00**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT J. GRIGNON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JLB DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being a part of Lot No. 43 and part of Lot No. 44 of Sadler Plan, as of record in Book 332, page 31, Register's Office for said county, and more particularly described as follows:

Beginning at the Northwest corner of the property conveyed to Vernon LeRoy Barnes and wife, Hessie McIntyre Barnes, by the Nashville, Chattanooga and St. Louis Railway, by deed of record in Book 2083, page 339, Register's Office for Davidson County, Tennessee; said corner being the Easterly margin of Sadler Avenue 64.5 feet North of the Northeast corner of Sadler and Glenrose Avenue; thence North with the Easterly margin of Sadler Avenue 50 feet to the Southwest corner of property conveyed to A. J. McMahan and wife, by the Nashville, Chattanooga and St. Louis Railway by deed dated April 15, 1952; thence in an Easterly direction with the South boundary of said property conveyed to A. J. McMahan 165 feet more or less to the West margin of an alley; thence in a Southerly direction with the said west margin of alley, 50.5 feet more or less to the Northeast corner of said property conveyed to Vernon LeRoy Barnes and wife; thence in a Westerly direction with the North boundary of said property 65 feet, more or less to the point of beginning.

Being the same property conveyed to Robert J. Grignon by Warranty deed from Carolyn W. Hurd of record in Instrument No. 20070403-0040034 Register's Office for Davidson County, Tennessee, dated March 26, 2007 and recorded on April 03, 2007.

For the purpose of this conveyance the subject property was never the Grantor's primary marital residence.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 31, Register's Office for Davidson County, Tennessee.
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2156 Sadler Avenue, Nashville, Tennessee 37210**.

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 10th DAY OF APRIL, 2019.

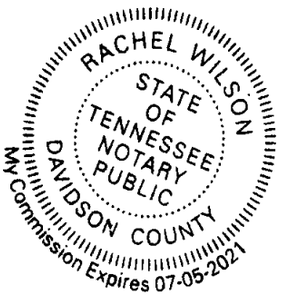
Robert J. Grignon by Kate Nyquist as Attorney In Fact
Robert J. Grignon by Kate Nyquist as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATE NYQUIST, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ROBERT J. GRIGNON, and who acknowledged he/she/they executed the same as the free act and deed of the said ROBERT J. GRIGNON.

Witness my hand and official seal, this the 10th of April, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212