Karen Johnson Davidson County
Batch# 218053 DEEDWARR
04/15/2019 03:00:37 PM 2 pgs
Fees: $13.00 Taxes: $629.00
20190415-0034412

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $170,000.00. Affiant Subscribed and sworn to before me, this the 11th day of April, 2019. Notary Public My commission expires: 5-2-22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Donald Grigsby	Pinnacle Bank	
2432 Robbie Court	150 3rd Avenue South #1000	073-07-0-245.00
Nashville, TN 37214	Nashville, TN 37201	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TERRACEDE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DONALD GRIGSBY, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: DA

Land in Davidson County, Tennessee, being Lot No. 32B on the Plan of Zone Lot Division, Lots 27 thru 32, Cabin Hill, Section Four of record in Plat Book 6250, Page 731, amending Plat of record in Plat Book 5200, Page 795, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Metropolitan Federal Savings and Loan Association by Substitute Trustee's deed from Union Financial Corporation a Tennessee Corporation of record in Book 8182, page 541, Register's Office for Davidson County, Tennessee, dated August 24, 1990 and recorded on August 27, 1990.

Being the same property conveyed to Marjorie D. Trice, an unmarried person by quitclaim deed from Resolution Trust Corporation, Conservator for Metropolitan Federal Savings and Loan Association of record in Book 8494, page 771, Register's Office for Davidson County, Tennessee, dated 11/20/1991 and recorded on 11/26/1991.

The said Marjorie D. Trice died on October 5, 2016. Affidavit of Heirship was recorded at Instrument Number 20161104-0117191 naming Areatha R. Richard as the only heir. Corrective Affidavit of Heirship Recorded on August 31, 2018 of record at Instrument No. 20180831-0086621.

Being the same property conveyed to Terracede Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from Areatha R. Richard, an unmarried woman of record in Instrument No. 20180831-0086622 Register's Office for Davidson County, Tennessee, dated August 24, 2018 and recorded on August 31, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2432 Robbie Court, Nashville, TN 37214, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of April, 2019.

Terracede Properties, LLC, a Tennessee Limited Liability Company

Adam Hill, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Adam Hill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Terracede Properties, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 11th day of April, 2019.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022