Karen Johnson Davidson County
Batch# 220383 DEEDWARR
04/22/2019 03:34:07 PM 5 pgs
Fees: $28.00 Taxes: $641.95
20190422-0036858

This Instrument Prepared By:
WYATT, TARRANT & COMBS, LLP (BAS)
333 Commerce Street, Suite 1400
Nashville, Tennessee 37201

GENERAL WARRANTY DEED

Address New Owners:	Send Tax Bills To:	Map & Parcel No.:
Pamela B. Simmons and Integricraft Construction LLC, a Tennessee limited liability company 322 Blackman Road Nashville, Tennessee 37211	**SAME**	**032 15 0 026.00**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **BERNICE L. SAUNDERS** (referred to hereinafter as "Grantor"), has bargained and sold and does hereby transfer and convey unto **PAMELA B. SIMMONS AND INTEGRICRAFT CONSTRUCTION LLC**, a Tennessee limited liability company, as tenants in common (referred to hereinafter collectively as "Grantees"), their heirs, successors and assigns, certain land located in Davidson County, Tennessee, as further described in **Exhibit A**, attached and incorporated by reference (the "Property"). The Property is improved property known as 105 Grandville Court, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantees, their heirs, successors and assigns, forever.

AND Grantor does hereby covenant with Grantees that she is lawfully seized and possessed of the Property in fee simple; that she has a good right to sell and convey the same;

and that the same is unencumbered, except for real estate taxes for 2019 and subsequent years, liens but not yet due and payable, and those matters listed in **Exhibit B**, attached and incorporated by reference.

AND Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed ~~on~~ as of 13th this 19th day of April, 2019.

GRANTOR:

Bernice L. Saunders by B Anthony Saunders, attorney in fact

BERNICE L. SAUNDERS, BY B. ANTHONY SAUNDERS, ATTORNEY IN FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $173,500.00.

Pamela B. Simmons

AFFIANT (PAMELA B. SIMMONS)

Subscribed and sworn to before me, this 18th day of April, 2019.

NOTARY PUBLIC

My Commission Expires:

3/23/20

DONNA RUDOLPH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
: SS
COUNTY OF DAVIDSON)

Personally appeared before me, DONNA RUDOLPH, a Notary Public of the state and county aforesaid, the within named **B. Anthony Saunders**, Attorney in Fact for Bernice L. Saunders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument, as Attorney in Fact for Bernice L. Saunders, the Grantor, for the purposes therein contained.

WITNESS my hand, at office, this 18TH day of April, 2019.

Notary Public

My Commission expires:

3/23/20

DONNA RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A
(Property Description)

Being Lot No. 7 on the Plat of Grande Villa, Section I, of record in Plat Book 4675, Page 30, Register's Office for said County, described as follows:

Said Lot 7 fronts 161.64 feet on the South margin of Grandville Court and extends back 360.44 feet on the west line and 286.15 feet on the East line to the line on the rear which is a broken line on which it measures 414.44 feet.

Being the same property conveyed to Bernice L. Saunders, by deed from Smith R. Saunders, of record in Book 5287, Page 512, Register's Office for Davidson County, Tennessee.

EXHIBIT B
(List of Encumbrances)

1. Matters shown on the Plan of record in Plat Book 4675, Page 30, as corrected in Book 4910, Page 83, said Register's Office.

2. Restrictive Covenants contained in instrument of record in Book 4750, Page 533, said Register's Office.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7663, Page 636, said Register's Office.