Karen Johnson Davidson County
Batch# 259562 DEEDWARR
07/19/2019 01:36:30 PM 2 pgs
Fees: $13.00 Taxes: $873.20
20190719-0071010

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $236,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 27TH DAY OF JUNE, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7-9-22

EMILY C. MAY
STATE OF TENNESSEE
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Jim R. Vanderpool, Pinnacle Title, 1320 Greenhill Lane, G-104, Franklin, TN 37067
file # 19-1075JW

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
Augustin Escalante, III	Quicken Loans	150-02-0-292.00
904 High Rigger	1050 Woodward Avenue	
Nashville, TN 37217	Detriot, MI 48226	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

TRENT A. GRUBAUGH, A MARRIED MAN*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

ELLIS KIRKS AND MARCELENE KIRKS, HUSBAND AND WIFE AND AGUSTIN ESCALANTE, III, A SINGLE MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 904 High Rigger, Nashville, TN 37217

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/or 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/or 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 our hand on the 26th day of June, 2019.

Trent A. Grubaugh

STATE OF MICHIGAN
COUNTY OF Livingston

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, TRENT A. GRUBAUGH, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Howell Michigan, this 26th day of June, 2019.

Notary Public Thelma M. Perry

My Commission Expires: 4/24/2024

THELMA M. PERRY
Notary Public, State of Michigan
County of Washtenaw
My Commission Expires Apr. 24, 2024
Acting in the County of Livingston

file # 19-1075JW

19-1075JW

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 113 on the Plan of Revised Section Two, Harbor Gate, of record in Plat Book 6250, Page 33, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Trent A. Grubaugh, an unmarried man by Warranty Deed from Pasty Hood Pavliska and husband, Gary Pavliska, recorded on the 6th day of October, 2016 in Instrument No. 20161006-0105547, in the Register's Office of Davidson County, Tennessee.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, HARBOR GATE, as recorded in Plat Book 6250, Page(s) 33.

4. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6336, Page 494.

5. NOTE: Specific Durable Power of Attorney recorded at Instrument No. 20161006-0105546.

Tennessee Certification of Electronic Document

I, Robert L. Scruggs (Signer's Name), do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Robert L Scr
(Signature)

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco (Notary's Name), a notary public for this county and state, Robert L. Scruggs (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Notary Signature)

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

