Karen Johnson Davidson County
Batch# 263108 DEEDWARR
07/29/2019 09:08:50 AM 2 pgs
Fees: $13.00 Taxes: $536.50

20190729-0074152

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of July, 2019

Notary Public

MY COMMISSION EXPIRES: 4/21/2020

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Greg Griggs	New Owner	03200012100
(NAME) 1606 Hunters Lane	(NAME)	
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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,

HUEY GILREATH,

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

GREG GRIGGS AND WIFE, BRENDA GRIGGS,

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:

Beginning at a point in the north right of way of Hunters Lane and continuing northerly along the east margin of Brick Church Pike 117 feet and then east for 168.59 feet to a point and then southerly 117 feet to the margin of Hunters Lane and then 168.59 feet along the boundary of Hunters Lane to the point of beginning.

Huey Gilreath

Being the same property conveyed to Huey Gilreath by Deed dated August 24, 2005 from H. Lane Palmer, an unmarried man, recorded August 24, 2005, in Instrument Number 20050824-0101094, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 1606 Hunters Lane, Nashville, TN 37207

LT&E File #15723

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 we do covenant with the said GRANTEES 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 GRANTEES, 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 26th day of July, 2019

Huey Gilreath

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26th day of July, 2019, before me personally appeared Huey Gilreath, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of July, 2019.

Notary Signature
My commission expires: 11/14/21

TRENT LEHMAN
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

LT&E File #15723