This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 275642 **DEEDWARR**
08/23/2019 09:17:40 AM 2 pgs
Fees: $13.00 Taxes: $969.40

20190823-0084887

**STATE OF TENNESSEE**
**COUNTY OF** Sumner

The actual consideration or value, whichever is greater is $262,000.00.

Kim Gillespie
Affiant

Subscribed and sworn before me this the 21st day of August, 2019.

Kayla R. Johnson
Notary Public
My commission expires: 11-21-22

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

# WARRANTY DEED

Address of New Owner:
Hannah P. Davis
3107 Southlake Dr.
Nashville, TN 37211

Send Tax Bill to:
Mortgage Investors Group
8320 E. Walker Springs Lane
ste. 200
Knoxville, TN 37923

Tax Information:
119-15-0 045.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PATRICK K. GRUBBS, an unmarried man,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **HANNAH P. DAVIS, an unmarried woman, AND ROBERT S. DAVIS, an unmarried man, as joint tenants with rights of survivorship,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 40, on the Plan of Southlake, Section Two, of record in Book 2083, Page 84, Register's Office for Davidson County, Tennessee.

Said Lot No. 40 fronts 100 feet on the westerly margin of Southlake Drive and extends back 115 feet on its northerly line and 132.6 feet on its southerly line to a line in the rear measuring 101.5 feet.

Being the same property conveyed to Patrick K. Grubbs by deed from Barry A. Hudson and wife, Sharon G. Bowling, dated 07/072005, of record in Instrument No. 20050712-0080868, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3107 Southlake Dr., Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

PLG

**RECORD AND RETURN**
**Tennessee Title Services**
**101 Springhouse Ct S-202**
**Hendersonville, TN 37075**

Witness my hand this the 21st day of August, 2019.

Patrick K. Grubbs

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Patrick K. Grubbs,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of August, 2019.

My commission expires:

9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY