WARRANTY DEED

Karen Johnson Davidson County
Batch# 290170 **DEEDWARR**
09/24/2019 10:12:40 AM 2 pgs
Fees: $13.00 Taxes: $573.50

20190924-0096887

JESSICA J HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Katelyn Wilkerson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of September, 2019

J Hunter
Notary Public

MY COMMISSION EXPIRES: 6/22/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary E. Lawson		043-12-0-048.00
(NAME)	(NAME)	
119 Vandiver Drive	SAME	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **Grissom Group, LLC,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Mary E. Lawson and Rondal Eugene Rucker, wife and husband,** 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:

Land in Davidson County, Tennessee being Lot No. 25 of Block "A" on an unrecorded plan of Myatt-Eagan Subdivision, said plan being a part of the Anderson Estates, of record in Book 1130, Page 37, Register's Office for said County, and said lot of said unrecorded plan being described according to a survey made by Harvey Gee, Surveyor, dated August 1947, as follows:

Beginning at a point in the westerly side of Vandiver Drive, said point being the common corner of Lot Nos. 25 and 26, and said point being located 681.4 feet North of a monument at the Northwest corner of Old Hickory Boulevard and Vandiver Drive; thence westerly with the dividing line between Lot Nos. 25 and 26 127.2 feet t a point said point being the common corner of Lot Nos. 25, 26, 16 and 17; thence, northerly with the dividing line between Lot Nos. 26 and 17, 51.2 feet to a point, said point being the common corner of Lot Nos. 17, 18, 24 and 25; thence, easterly with the dividing line between Lot Nos. 24 and 25, 115.2 feet to a point on the westerly margin of Vandiver Drive; thence, southerly with the westerly margin of Vandiver Drive, 50 feet to the point of beginning.

Being the same property conveyed to Grissom Group, LLC, by Special Warranty Deed from the Secretary of Veterans Affairs, an Office of the United State of America, dated January 22, 2009, of record in Instrument No. 20090127-0007211, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 119 Vandiver Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; any zoning, setback requirements, easements, or restrictions; all matters shown on survey made by Harvey Gee, Surveyor, dated August 1947; any matters of record in the Register's Office for Davidson County, Tennessee.

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 hands this 19th day of September, 2019.

Grissom Group, LLC,
a Tennessee limited liability company

William Luckett, Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, William Luckett with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Agent of Grissom Group, LLC and that he as such Authorized Agent executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Authorized Agent.

WITNESS my hand and official at Franklin, Tennessee, seal this 19th day of September, 2019.

Notary Public
My Commission Expires: _____

File No.: 30026

ANGEL R BERNHART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-15-2021