NEW OWNER:

HIDDEN TRAIL PROPERTIES, LLC
8223 ALAMO ROAD
BRENTWOOD, TN 37027

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

FILE NO: 20-0043

Map & Parcel 11906020500

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 355653 **DEEDWARR**
02/10/2020 09:55:36 AM 3 pgs
Fees: $18.00 Taxes: $758.50
20200210-0014931

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Five Thousand and 00/100 Dollars ($205,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ROBERT GRIGNON and wife, DEVONIE GRIGNON** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **HIDDEN TRAIL PROPERTIES, LLC, a Tennessee limited liability company,** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 216 "A" on the Plan of Sterling Heights, Section 7, as shown on the plat of the same of record in Plat Book 3600, Page 2, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to ROBERT GRIGNON and wife, DEVONIE GRIGNON by Warranty Deed from Robert A. Kaatrude, married, dated January 19, 2007, and of record in Instrument No. 20070126-0010894, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **2604 RASCOE STREET, NASHVILLE, TN 37210**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 3600, Page 2, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 5th day of February, 2020.

Robert Grignon
ROBERT GRIGNON

By: Vicki Jarvis Attorney in fact
Vicki Jarvis, Attorney in Fact pursuant to Power of Attorney of record in Instrument No. 20200210-0014930

Devonie Grignon
DEVONIE GRIGNON

By: Vicki Jarvis Attorney in fact
Vicki Jarvis, Attorney in Fact pursuant to Power of Attorney of record in Instrument No. 20200210-0014930

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **VICKI JARVIS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for, **ROBERT GRIGNON and DEVONIE GRIGNON,** the within-named bargainors, as the free act and deed of the said **ROBERT GRIGNON and DEVONIE GRIGNON.**

WITNESS my hand and official seal at office, this 5th day of February, 2020.

NOTARY PUBLIC

My commission expires:_____

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

****

The actual consideration or value, whichever is greater, for this transfer is **$205,000.00**.

AFFIANT

Sworn to and subscribed to before me this 5th day of February, 2020.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022