This instrument prepared by:
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File Number: 3-20-6460

Karen Johnson Davidson County
Batch# 364134 DEEDWARR
02/27/2020 08:56:22 AM 2 pgs
Fees: $13.00 Taxes: $1,313.50
20200227-0021699

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $355,000.00

Affiant

Subscribed and sworn to before me, this the 26th day of February, 2020

Notary Public
My Commission Expires: March 3, 2020

PRISCILLA C. URBANEK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

RETURN TO:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Ralph N. Griggers<br>212 Windmill Trail<br>Nashville, TN 37076 | New Owner | 086 12 0A 037.00 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Adam Prince and wife, Melissa S. Prince,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Ralph N. Griggers, a single man,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land located in Davidson County, Tennessee and being known and designated as all of Lot No. 103, on the survey entitled, "Resubdivision of Open Space "B", Section One and Lots 29, 30, 103 & 116, Section Two, Tulip Grove Pointe", as shown on the plat of the same of record in Instrument No. 20121030-0099506, 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 Adam Prince and wife, Melissa S. Prince, as tenants by the entirety, by Warranty Deed from Wright Farms, L.L.C., a Tennessee Limited Liability Company, of record in Instrument No. 20130627-0065946, in the Register's Office of Davidson County, Tennessee, dated June 21, 2013 and recorded on June 27, 2013.

This is ☒ improved or ☐ unimproved property located at: **212 Windmill Trail, Nashville, TN 37076**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 26th day of February, 2020.

GRANTOR:

Adam Prince

Melissa S. Prince

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Adam Prince and Melissa S.Prince, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of February, 2020.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021