Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20202993 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$249,999.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 13 day of May, 2020. Notary Public My Commission Expires:

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Karen Johnson Davidson County
Batch# 400026 DEEDWARR
05/14/2020 01:04:34 PM 2 pgs
Fees: $13.00 Taxes: $925.00
20200514-0050192

WARRANTY DEED

THIS INDENTURE, made this 13 day of May, 2020, among:

KELLY S. LANG, AN UNMARRIED WOMAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

DANIEL GRIGGS, UNMARRIED MAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the **"Grantee"**).

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of H.G. McNabb Subdivision of record in Plat Book 1130, Page 64, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning on the Easterly margin of Louise Drive, at the corner of Lots Nos. 19 and 20; thence with the line between said two lots, Eastwardly 160.2 feet to the Westerly line of Lot No. 15; thence with the line between said two lots, Southwardly 83 feet to the Northerly margin of Morton Street; thence with said Street; Westwardly 138 feet to the beginning of a curve; thence around said curve in a Northwesterly direction to the Easterly margin of Louise Drive; thence with said Drive, Northwardly 48.7 feet to the beginning.

Being the same property conveyed to Kelly S. Lang, an unmarried woman by Warranty deed from Daniel K. Cole, married of record in Instrument No. 20100528-0041249 Register's Office for Davidson County, Tennessee, dated May 25, 2010 and recorded on May 28, 2010. Being also known as 3008 Louise Drive Nashville, Tennessee 37211.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Kelly S. Lang

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Kelly S. Lang**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13 day of May, 2020.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Owner Name & Property Address:

Name: Daniel Griggs
Address: 3008 Louise Drive
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name:
Address:
City, State, Zip: NEW OWNER

Tax ID: 119-13-0-154.00