Karen Johnson Davidson County
Batch# 412501 DEEDWARR
06/09/2020 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,256.15
20200609-0059272

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$339,500.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of May, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/31/2020
(AFFIX SEAL)

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

736321

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Justin Grimes 198 Empire Drive Nashville, TN 37211	New Owner	133-07-0-264.00

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 consideration, the receipt of which is hereby acknowledged, I/we, **Concerto Homes, LLC, a Tennessee limited liability company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Justin Grimes, a single man,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 82 on the plan of Parma Heights, of record in Plat Book 2133, Page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby, made for a more particular description.

Being the same property conveyed to Concerto Homes, LLC, a Tennessee limited liability company, by Warranty Deed from Bruce E. Day and wife, Drucilla A. Day, dated 01/23/2020, of record in Instrument 202001270009149, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: 198 Empire Drive, 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 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 hand this the 22nd day of May, 2020.

Concerto Homes LLC

BY: _____
Evan De Mott,
Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

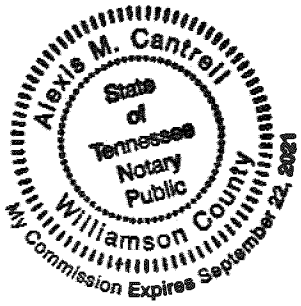
Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Evan De Mott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Sole Member of Concerto Homes, LLC , the within named bargainor, a limited liability company, and that he as such Sole Member being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of Concerto Homes, LLC, by the said Evan De Mott as such Sole Member.

Witness my hand and official seal, this the 22nd of May, 2020.

Alexis M. Cantrell
Notary Public

My Commission Expires: 09/22/2021

(SEAL)



CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

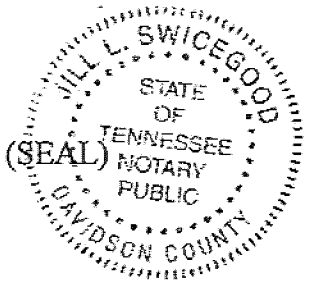
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022