RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 430353 DEEDWARR
07/06/2020 09:41:14 AM 3 pgs
Fees: $18.00 Taxes: $2,331.00

20200706-0072185

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $630,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires May. 2 2022

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Green Hills , 30 Burton Hills Blvd, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Aashbir K. Grewal	Same	Parcel ID:
(NAME)	(NAME)	
5620 Montelle Lane		158 21
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Lynne Garriott Thompson, Leslie Garriott Hadam and Leonard Mitchell Garriott, Jr.**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Aashbir Kaur Grewal, unmarried,** 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. 2 on the Plan of J. F. Wallace's Subdivision of a 19.5 acre tract and described according to a copy of a survey thereof made by Watkins & Murray, Surveyors, October 29, 1948, as follows:

Beginning at a point in the centerline of Hillsboro Road, 480 feet north from the center line of Old Hickory Boulevard, being the corner of Lots 2 and 3; thence with the center line of Hillsboro Road, north 31 deg. east 130 feet to the common corner of Lots 1 and 2; thence with the line between said lots, north 68 deg. 30 min. west 753 feet to a point in the east line of Tract 6; thence with the line between Lots 2 and 6, south 19 deg. west 150 feet to the corner of Lots 2 and 3; thence with the line between said lots, south 70 deg. 30 min east 730 feet to the beginning.

Included in the above description, but excluded from this conveyance is the property conveyed to the State of Tennessee by deed of record in Book 11223, page 266, said Register's Office.

Being the same property conveyed to Alleen A. Garriott by warranty deed from Chun-Ai Yang and wife, Ho-Mei Yang, dated January 29, 1998 and recorded January 30, 1998 in Book 10774, page 364, Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Lynne Garriott Thompson, Leslie Garriott Hadam and Leonard Mitchell Garriott, Jr., by Executors' Quitclaim Deed from Leonard Mitchell Garriott, Jr. and Gary R. Thompson, Executors of the estate of Allen A. Garriott, dated January 25, 2010 and recorded February 12, 2010 in Instrument Number 20100212-0011251, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 6307 Hillsboro Pike, Nashville, TN 37215

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 our hands this 1st day of July, 2020

Lynne Garriott Thompson
Lynne Garriott Thompson

Leslie Garriott Hadam by Lynne Garriott Thompson, atty in fact
Leslie Garriott Hadam, by Lynne Garriott Thompson, her attorney in fact

Leonard Mitchell Garriott, Jr. by Lynne Garriott Thompson, atty in fact
Leonard Mitchell Garriott, Jr. by Lynne Garriott Thompson, his attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Lynne Garriott Thompson., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

ZITLALI MEJIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
(SEAL) 11/08/2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

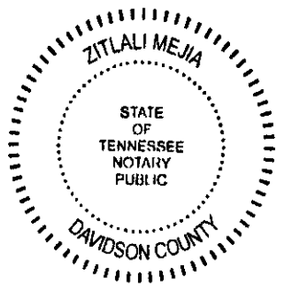
Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Lynn Garriott Thompson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Leonard Mitchell Garriott, Jr., as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Leonard Mitchell Garriott, Jr., for the purposes therein contained.

Witness my hand and official seal, this the 1st day of July, 2020.

Notary Public

My Commission Expires: 4/08/2022

(SEAL)



STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Lynn Garriott Thompson , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Leslie Garriott Hadam, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Leslie Garriott Hadam, for the purposes therein contained.

Witness my hand and official seal, this the 1st day of July, 2020.

Notary Public

My Commission Expires: 4/08/2022

(SEAL)

