Karen Johnson Davidson County
Batch# 444519 DEEDWARR
07/27/2020 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $8,787.50
20200727-0082311

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF July, 2020.

Notary Public

MY COMMISSION EXPIRES: 5-30-21

(AFFIX SEAL)

MST 2019-2030

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-30-2021

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gremada RE, LLC	New Owner	081-16-0-384.00
(NAME) 825 28th Street S, Unit E	(NAME)	081-16-0-383.00
(ADDRESS) Fargo, ND 58103	(ADDRESS)	081-16-0-380.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Janet C. Rachel and husband, David C. Rachel,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gremada RE, LLC,** 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:

TRACT I:

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 151, on the Plan of D. T. McGavock's First Addition to Nashville of record in Plat Book 10, Pages 606 through 610 inclusive, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 151 fronts 50 feet on the northerly side of Jefferson Street and runs back between parallel lines 180 feet to the southerly side of Madison Street.

Being the same property conveyed to Janet C. Rachel and husband, David C. Rachel by Warranty Deed from Robert E. Russell, married of record in Book 10122, Page 143, Register's Office for Davidson County, Tennessee, dated July 11, 1996 and recorded on July 16, 1996.

Being also known as 1020 Jefferson Street Nashville, Tennessee 37208.

TRACT II:

Land in Davidson County, Tennessee, being the easterly 25 feet of Lot No. 152, on the Plan of D. T. McGavock's First Addition to Nashville of record in Plat Book 10, Pages 606 through 610 inclusive, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 152 fronts 25 feet on the north side of Jefferson Street and runs back between parallel lines 180 feet to the southerly side of Madison Street.

Being the same property conveyed to Janet C. Rachel and husband, David C. Rachel by Warranty Deed from Heirs at Law of James O. Staples and Iva Gordon Staples record in Book 10522, Page 881, Register's Office for Davidson County, Tennessee, dated June 6, 1997 and recorded on June 9, 1997.

Being also known as 1024 Jefferson Street Nashville, Tennessee 37208.

TRACT III:

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 153, on the Plan of D. T. McGavock's First Addition to Nashville of record in Plat Book 10, Pages 606 through 610 inclusive, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 153 fronts 50 feet, more or less, on the northerly margin of Jefferson Street and extends back 175 feet, more or less, on its westerly line, and 176.5 feet, more or less, on its easterly line, to a line in the rear measuring 50 feet, more or less, which runs along the southerly margin of Madison Street.

Being the same property conveyed to Janet C. Rachel and husband, David C. Rachel by Warranty Deed from Arppie G. Thompson, a widow of record in Book 9110, Page 549, Register's Office for Davidson County, Tennessee, dated October 6, 1993 and recorded on October 8, 1993.

Being also known as 1030 Jefferson Street Nashville, Tennessee 37208.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Easements or claims of easements not shown by the Public Records. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment. Taxes for the year 2020, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 10, Pages 606 through 610 inclusive, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and any liens provided in the Covenants, Conditions and Restrictions recorded Instrument #20200710-0075288 RODC TN.

This property, known as 1020 1024 and 1030 Jefferson Street, Nashville, TN 37208

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hand(s) this 16TH DAY OF JULY, 2020.

Janet C. Rachel

Janet C. Rachel

David C. Rachel

David C. Rachel

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Janet C. Rachel and husband, David C. Rachel, 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 at office, this 16TH day of July, 2020.

Notary Public

My commission expires: 2.28.21

(SEAL)

JAMES K. STERLING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-28-2021

True Copy Certification

I, Yvette Meldrum, 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.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-30-21

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-30-2021