Karen Johnson Davidson County
Batch# 473829 DEEDWARR
09/11/2020 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $799.20
20200911-0103788

WARRANTY DEED

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,000.00

Melissa Loew
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of September, 2020

Notary Public

MY COMMISSION EXPIRES: 4-17-2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard Samuel Waters	New Owner	053-0-3-0-141.00
(NAME)	(NAME)	
1400 Debow Street		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, **Grissom Group, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard Samuel Waters, unmarried man,,** 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:

Being Lot No. 72 on the plan of Section "C" of the E.I. Du Pont Nemour and Company's Subdivision, as of record in Book 1424, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Grissom Group LLC, by Special Warranty Deed from Deutsche Bank National Trust Company as Trustee of Argent Mortgage Securities Inc., Asset Backed Pass Through Certificates, Series 2006-W1 under the Polling and Servicing Agreement dated as of January 1, 2006 without recourse by Citi Residential Lending, Inc. as Attorney in Fact, dated October 22, 2008, of record in Instrument No. 20081119-0113873, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1400 Debow Street, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2020, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; and all matters shown on the plan of record in Plat Book 1424, page 66, Register's Office for Davidson County, Tennessee.

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 hands this 8th day of September, 2020.

Grissom Group, LLC

By: J & J Interiors, Inc., its Managing Member

By:_____
James Crump, III, President

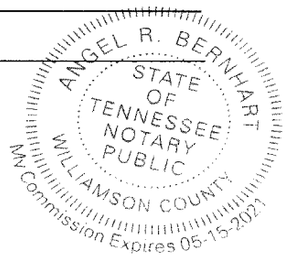
State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President of J & J Interiors, Inc., the Managing Member of of Grissom Group, LLC and that he as such President, executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as President of J & J Interiors, Inc., the Managing Member of Grissom Group, LLC.

WITNESS my hand and official at Franklin, Tennessee, seal this 8th day of September, 2020.

_____
Notary Public
My Commission Expires: _____

File No.: 32326



True Copy Certification

I, **Jessi Castleman**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Jessi Castleman

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Angela Pearson,** a notary public for this county and state, **Jessi Castleman,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Angela Pearson

My Commission Expires:

