Karen Johnson Davidson County
Batch# 520905 DEEDWARR
11/24/2020 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20201124-0138080

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 03-08-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $650,000.00.

Affiant

Subscribed and sworn before me this the 19th day of November, 2020.

Carmen Coats
Notary Public
My commission expires: **03 08 2022**

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Adrian Grigg 334 Van Buren St Nashville, TN 37208	FIRST BANK 315 SEABOARD LN, STE 205 FRANKLIN, TN 37067	082-09-0J-334.00 CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MATTHEW MCCAULEY, AS TRUSTEE OF THE MATTEW MCCAULEY REVOCABLE TRUST DATED SEPTEMBER 12, 2001, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ADRIAN ASHER GRIGG, SINGLE MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, State of Tennesse, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 334 on the Master Deed establising The Morgan Park Place Condominiums, a Horizontal Property Regime, created under Title 66, Chapter 27, Sections 101-103, et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed of record as Instrument No. 20050831-0104621, as amended in Instrument No. 20051110-0136248, Instrument No. 20060516-0057286, Instrument No. 20061023-0131222, Instrument No. 20070402-0038744, Instrument No. 20070724-0087901, Instrument No. 20071010-0120740, Register's Office for Davidson County, Tennessee, together with an undivided interest percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Map of the Nashville Horticultural Society Plan of record in Plan Book 2, page 30, Chancery Court at Nashville, Tennessee.

Being the same property conveyed to Matthew McCauley, as Trustee for the Matthew McCauley Revocable Trust dated September 12, 2001 from Lawrence Bros., LLC, Tennessee limited liability company and Harry E. Lawrence by Warranty Deed dated December 19, 2007 of record in Instrument No. 20071226-0147350, Register's Office for Davidson County, Tennessee.

This is improved property known as 334 Van Buren Street, Nashville, TN 37208.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 334 Van Buren St, Nashville, TN 37208.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 17 day of November, 2020.

The Matthew McCauley Revocable Trust dated September 12, 2001

BY: _____
Matthew McCauley, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Matthew McCauley, 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 TRUSTEE of the within named bargainor, The Matthew McCauley Revocable Trust dated September 12, 2001, and that he, as such TRUSTEE, executed the foregoing instrument for the purposes therein contained by signing the name of The Matthew McCauley Revocable Trust dated September 12, 2001, by the said Matthew McCauley as such TRUSTEE.

Witness my hand and official seal this 17 day of November, 2020.

My commission expires: 9/18/22

_____
Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

True Copy Certification

I, **Angie Lawless**, 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

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

