RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

THIS INSTRUMENT PREPARED BY:
LAW OFFICE OF ANDREW GIBSON
19 Town Center Loop, Suite 4B
Santa Rosa Beach, FL 32459

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $875,000.00.

Affiant

Subscribed and sworn to before me this 7 day of January, 2021.

Notary Public
My Commission Expires: 1-8-24

Karen Johnson Davidson County
Batch# 549758 DEEDWARR
01/08/2021 09:24:22 AM 2 pgs
Fees: $13.00 Taxes: $3,237.50
20210108-0003772

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

GENERAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	TAX PARCEL NO.
Grisham Home Builders, LLC	New Owner	Map/Parcel No.
Attention: Steve Grisham		091150 236.00
3601 Sycamore Lane		
Nashville, TN 37215		

For valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Mark Lambert ("GRANTOR"), has bargained and sold, and by these presents does hereby transfer and convey unto: Grisham Home Builders, LLC, a Tennessee limited liability company, ("GRANTEE"), that certain tract or parcel of land located in Davidson County, Tennessee, (the "Property") as described as follows:

Being part of Block No. 17, on the map of Realty Savings Bank and Trust Company's West Extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 18, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 17 fronts 110 feet on the Northerly side of Dakota, formerly 4th Avenue, and runs back between parallel lines with the Westerly margin of 50th Avenue North, formerly Ninth Street 150 feet to an alley.

Being the same property conveyed to Richard A. Pratt by Warranty deed from C.J. Lawrence and wife, Elizabeth Lawrence, of record in Book 3067, Page 227, Register's Office for Davidson County, Tennessee, dated April 21, 1960 and recorded on April 21, 1960. The said Richard A. Pratt died on the 20th day of February, 2020, and pursuant to his Last Will and Testament, which has been probated under Docket No. 20P-400 in the Seventh Circuit Court (Probate Division) for Nashville, Davidson County, Tennessee, the said Richard A. Pratt devised the Property to Mark Lambert, the herein named Grantor. The said Mark Lambert also serves as Executor for the Estate of Richard A. Pratt and also executes this General Warranty Deed in his capacity as Executor.

This is improved property known as 5000 and 5002 Dakota Avenue, Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically of record in the Register's Office of Davidson County, Tennessee and are incorporated herein by this reference.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that he is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his successors, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders; And GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of the Property in fee simple, has a good right to convey it and warrants that the same is unencumbered, except for those encumbrances that are of record in said Register's Office.

WITNESS its hand this 7th day of January, 2021.

GRANTOR

Mark Lambert, Individually and in his capacity as Executor
Of the Richard A. Pratt Estate

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Mark Lambert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the within bargainor, and that he executed the foregoing instrument for the purposes therein contained, including executing the instrument in his capacity as the Executor of the Richard A. Pratt Estate.

Witness my hand and official seal this 7th day of January, 2021.

Notary Public
My Commission Expires: 1-8-24

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE