WARRANTY DEED

Karen Johnson Davidson County
Batch# 565735 **DEEDWARR**
02/01/2021 03:35:22 PM 2 pgs
Fees: $13.00 Taxes: $740.00

20210201-0014517

A-SB-CJP-20-2158

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/6/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lambscroft Ministries	Lambscroft Ministries c/o Bass Berry + Sims PLC	
(NAME)	(NAME)	**119 01 0 002.00**
2158 Sadler Avenue	150 3rd Ave South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT GRIGNON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAMBSCROFT MINISTRIES,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, TN, being the Southerly part of Lot No. 44 on the Plan of Sadler Place, as of record in Book 332, Page 31, Register's Office for Davidson County, Tennessee. Said part of Lot No. 44 fronts 64.5 feet on the Easterly side of Sadler Avenue and runs back 165 feet, more or less on the Northerly line and 170.2 feet on the Southerly line with the Northerly margin of Glenrose Avenue or Mill Creek to an alley measuring 32 feet thereon.

Being the same property conveyed to Robert Grignon, married by Warranty Deed from Claudia Bechara, unmarried of record in Instrument No. 20041222-0152267, in the Register's Office of Davidson County, Tennessee, dated December 20, 2004 and recorded on December 22, 2004.

This conveyance is subject to:

- County of Davidson taxes for the year 2021 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Sadler Place, as recorded in Plat Book 332, Page(s) 31.
- Rights of the public to the use of that part of the land described herein that may lie within the bounds of Sadler Avenue, Glenrose Avenue, and/or the Alley mentioned in the Deed recorded in Instrument Number 20041222-0152267.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2158 Sadler Avenue, Nashville, Tennessee 37210**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 27th DAY OF JANUARY, 2021.

Robert Grignon by Adam Jefferson Attorney in Fact

Robert Grignon by Adam Jefferson
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM JEFFERSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ROBERT GRIGNON, and who acknowledged he/she/they executed the same as the free act and deed of the said ROBERT GRIGNON.

Witness my hand and official seal, this the 27th of January, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212