WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES:

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

DM-SB-LM-21-2152

Karen Johnson Davidson County
Batch# 607670 **DEEDWARR**
04/06/2021 02:03:35 PM 2 pgs
Fees: $13.00 Taxes: $832.50

20210406-0045085

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, Inc.	**New Owner**	
(NAME) **c/o Bass Berry & Sims - 150 3rd Avenue South**	(NAME)	**106 13 0 176.00**
(ADDRESS) **Nashville, TN 37201**	(ADDRESS)	
(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, INC.,** 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, Tennessee, being part of Lot No. 42 on the Plan of Sadler Place, of record in Plat Book 332, Page 31, Register's Office for said county, to which reference is made for a more complete description.

Said Lot 42 begins in the Easterly Margin of Sadler Avenue at the corner of Lots 41 and 42; thence running with the line between the two lots Eastwardly 165 feet to an alley; thence with the margin of said alley in a Southerly direction 43 feet to a point; thence in a Westwardly direction 165 feet to the Easterly margin of Sadler Avenue; thence Northwardly along Sadler Avenue 48 feet to the beginning.

Being the same property conveyed to Robert Grignon, married, by Warranty Deed from The Estate of John Henry M. Smith, of record in Instrument No. 20060526-0062282, in the Register's Office of Davidson County, Tennessee, dated May 11, 2006 and recorded on May 26, 2006.

The above referenced property has never been the principal marital residence for the Grantor.

This conveyance is subject to:
- County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Sadler Place, as recorded in Plat Book 332, Page(s) 31.
- NOTE: ALTA 8.1 and ALTA 9 Endorsements will be issued with final title policy.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2152 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 2nd DAY OF APRIL, 2021.

Robert Grignon by Adam Jefferson as 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 2nd of April, 2021.

Notary Public
My Commission Expires: 10/2/23
(SEAL)



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