WARRANTY DEED

Karen Johnson Davidson County
Batch# 674744 **DEEDWARR**
07/12/2021 09:44:36 AM 2 pgs
Fees: $13.00 Taxes: $1,035.63

20210712-0093144

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JUNE, 2021.

Notary Public My Commission Expires

MY COMMISSION EXPIRES: January 23, 2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217		
File No.: 21-0393		
ADDRESS NEW OWNER(S) AS FOLLOWS: Sebastian C. Steele, a married person	SEND TAX BILLS TO: Same	MAP-PARCEL NO.(S) Map: 04304004100
(NAME) 111 Hickman Street	(NAME)	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED SEVENTY-NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($279,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

GORDON GRIGG, MARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SEBASTIAN C. STEELE, A MARRIED PERSON,

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:

Land in Davidson County, Tennessee, being Lot No. 14 on the unrecorded plan of Scenic View Subdivision, being more particularly described according to a survey of John Kohl, dated May 6, 1982 as follows:

Beginning at a point in the southerly margin of Hickman Street, said point being 171.4 feet in an easterly direction from the intersection of Hickman Street and Keeton Avenue; thence following said boundary of Hickman Street in a northeasterly direction 100 feet to a point thence in a southerly direction 260.7 feet to a point; thence in a southwesterly direction 96.5 feet to a point; thence in a northwesterly direction 21.7 feet to a point; thence continuing in a northwesterly direction 245.0 feet to the point of beginning.

Being the same property conveyed to Gordon Grigg, by deed from Betty H. Ketchum, of record in Instrument No. 20020701-0078795, dated May 28, 2002, Register's Office for said County.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐
This is improved ☒ property, known as 111 Hickman Street, Old Hickory, TN 37138
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 24th day of June, 2021.

Gordon Grigg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gordon Grigg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 24th day of June, 2021.

My Commission Expires: 5.2.22

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY