STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$807,500.00** (Eight Hundred Seven Thousand Five Hundred).

AFFIANT

Subscribed to and sworn before me this 10th day of August, 2021.

NOTARY PUBLIC MY COMMISSION EXPIRES: (NOTARY SEAL)

JOHN CHARLES ROSSELOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

Karen Johnson Davidson County
Batch# 694407 **DEEDWARR**
08/11/2021 10:43:45 AM 2 pgs
Fees: $13.00 Taxes: $2,987.75

20210811-0108268

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Laurie Hunt Spradley 3615 Meadowbrook Avenue Nashville, TN 37205	**SAME AS NEW OWNER**	10405027500

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOHN MITCHELL GRISSIM JR, AN UNMARRIED MAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **LAURIE HUNT SPRADLEY, UNMARRIED,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being the westerly part of the northerly part of Lot No. 449 on the Plan of Richland Realty Company's Division "C" as of record in Book 421, Page 31, in the Register's Office for Davidson County, Tennessee and more particularly described as follows:

Beginning on the southerly margin of Meadowbrook Avenue at the corner of Lots Nos. 449 and 450; thence South 4 1/2 deg. East 77 1/2 feet to a stake; thence South 6 1/2 deg. East 146.0 feet to the northeast corner of the property conveyed to Vauda N. Garner by deed from Nellie Vernona Leverton of record in Book 2743, Page 553, said Register's Office; thence with Garner's northerly line, North 88 deg. 16 min. West 69.0 feet to a point in the easterly margin of an alley which is 17.8 feet south of the southeast corner of Lot No. 445; thence with said alley northerly 17.8 feet to the southeast corner of Lot No. 445; thence with the line between Lots Nos. 445 and 449, northerly 200.0 feet in all, 217.8 feet to the southerly margin of Meadowbrook Avenue; thence with said Avenue, easterly 60.0 feet to the beginning.

Being the same property conveyed to John Mitchell Grissim, Jr., unmarried by deed from Hoyt Daniel Halvorson and wife, Rachel Berry Halvorson, of record in Instrument Number 20140506-0038293, Register Office for Davidson County, Tennessee.

Being also known as 3615 Meadowbrook Avenue, Nashville, TN 37205

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **3615 MEADOWBROOK AVENUE** **NASHVILLE, TN 37205**

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

WITNESS, this 10th day of August, 2021

John Mitchell Grissim Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of August, 2021, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **John Mitchell Grissim Jr.** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 10th day of August, 2021.

Notary Public

JOHN CHARLES ROSSELOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 8, 2024

Commission Expires: _____