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

WARRANTY DEED

Karen Johnson Davidson County
Batch# 695807 DEEDWARR
08/12/2021 11:06:59 AM 2 pgs
Fees: $13.00 Taxes: $3,515 00

20210812-0108796

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $950,000.00.

Catharine Clearwaters
Affiant

Subscribed and sworn to me on 08/10/21.

NOTARY PUBLIC
My Commission Expires: 1-8-

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

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Grisham Home Builders, LLC 3601 Sycamore Lane Nashville, TN 37215	NEW OWNER	146 16 0 179.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Virginia P. Hollo, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Grisham Home Builders, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Russwood Heights, as of record in Book 2133, Pages 12 and 13, Register's Office for said County.

Being the same property conveyed to Virginia P. Hollo by Warranty Deed from Richard F. Watts and wife, Laverne A. Watts, dated February 25, 1970 and recorded on February 26, 1970 in Book 4400, Page 22, Register's Office for Davidson County, Tennessee. The signature of Virginia P. Hollo is signed by his duly appointed Attorney-in-Fact Christopher J. Hollo, pursuant to the Power of Attorney recorded in Instrument No. 20210812-0108795, said Register's Office.

This is improved property known as 3525 Trimble Road, Nashville, Tennessee 37215.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE she is lawfully seized and possessed of said land 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 herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 hand this 08/10/21

Virginia P Hollo by Christopher Hollo attorney-in-fact
Virginia P. Hollo
By Christopher J. Hollo, her 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, Christopher J. Hollo, with whom I am personally acquainted (or who has proved to me on the basis of satisfactory evidence to be the person herein described), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that he is the "attorney-in-fact" for Virginia P. Hollo and is authorized by Virginia P. Hollo to execute this instrument on behalf of Virginia P. Hollo.

Witness my hand and official seal on 08/10/21

NOTARY PUBLIC

My Commission Expires: 11-6-24

PATRICIA S HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024