WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

J-TRE-21-607-2

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 701407 **DEEDWARR**
08/19/2021 03:18:26 PM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20210819-0112568

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Grant Ventures LLC	**New Owner**	
(NAME)	(NAME)	**105 07 0 318.00**
4918 Tyne Valley Blvd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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, **TAYLORMADE CONTRACTING LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GRANT VENTURES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Being the Easterly half of Lot No. 39 on the Map of the Subdivision of the Moore Property, as of record in Book 137, Page 91, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 39 Fronts 50 feet on the Southerly side of Moore Avenue and runs back between parallel lines 148.25 feet to a dead line in the rear, measuring 50 feet thereon.

Being the same property conveyed to Taylormade Contracting, LLC, a Tennessee limited liability comnpany by Deed as of record in Instrument No. 20210819-0112568, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Moore Property, as recorded in Plat Book 137, Page(s) 91.

• Subject to 2021 property taxes and all subsequent years.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **607 Moore Ave, Nashville, Tennessee 37203**.

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 17th DAY OF AUGUST, 2021.

Taylormade Contracting LLC

BY: _____
Phillip Taylor
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHILLIP TAYLOR, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of TAYLORMADE CONTRACTING LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th of August, 2021.

_____
Notary Public
My Commission Expires: 9/2/24
(SEAL)



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