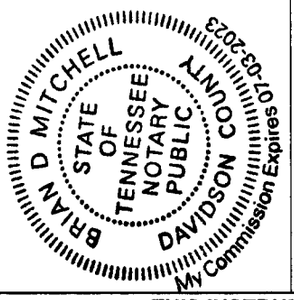
WARRANTY DEED



T-EXIT-21-1209

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson Davidson County
Batch# 767624 **DEEDWARR**
12/03/2021 03:30:49 PM 2 pgs
Fees: $13.00 Taxes: $1,554.00

20211203-0161010

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
RE Growth Ventures, LLC	**New Owner**	
(NAME)	(NAME)	**061-04-0-055.00**
433 North Loop West		
(ADDRESS)	(ADDRESS)	
Houston, TX 77008		
(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, **GREGORY L. GRIGGS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RE GROWTH VENTURES, LLC,** 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 the Easterly part of Lot No. 15 on the Plan of Marine C. McGaughey's Second Subdivision of part of Tract No. 4, in A. J. McGaughey's Second Haysboro Subdivision, not of record, described according to a survey made by S. R Sanford, Jr. Civil Engineer, dated June 30, 1938, as follows:

Beginning at a point at the Northwest corner of Haysboro Road and Log Cabin Road, formerly Fergusson Avenue, as widened; thence with the Northerly margin of Haysboro Road, Westwardly 137.2 feet to the Southeast corner of the property conveyed to Raymond H. Wynne and wife, by deed from Oakley Wynn and wife, as of record in Book 1451, page 443, said Register's Office; thence with Wynne's Easterly line, Northwardly 110 feet, more or less, to the corner of Lots Nos. 15 and 16; thence with the line between said two lots, Eastwardly 131.1 feet to the Westerly margin of Log Cabin Road, as widened; thence with said Road, Southwardly 115.7 feet to the beginning.

Being the same property conveyed to Gregory L. Griggs by Quitclaim Deed from Carrie S. Griggs, unmarried of record in Instrument No. 20140127-0007218 Register's Office for Davidson County, Tennessee, dated January 23, 2014 and recorded on January 27, 2014.

Further being the same property conveyed to Carrie S. Griggs by Warranty Deed from Carol Vaughns, single of record in Book 7112, Page 673, Register's Office for Davidson County, Tennessee, dated January 09, 1987 and recorded on January 21, 1987.

HIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

This conveyance is subject to:
- Taxes for the year 2022 and thereafter, not yet due and payable.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1209 Haysboro Avenue, Nashville, Tennessee 37216**.

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 23rd DAY OF NOVEMBER, 2021.

Gregory L. Griggs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 23rd of November, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

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