Karen Johnson Davidson County
Batch# 905571 DEEDWARR
08/19/2022 12:53:30 PM 3 pgs
Fees: $18.00 Taxes: $3,701.85
20220819-0094072

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,500.00.

Claire H Jenkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF AUGUST, 2022.

Alice J Stewart
Notary Public

MY COMMISSION EXPIRES: 7/26/25
(AFFIX SEAL)

ALICE J. STEWART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JULY 26, 2025

**THIS INSTRUMENT WAS PREPARED BY**
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P22-5010-WE

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| Scott Crawford Standard and Laura Kane Standard | Scott Crawford Standard and Laura Kane Standard | 103150A02600CO |
| (NAME) 126 Postwood Place | (NAME) 100 WesthamptonPlace | |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37205 | Nashville, TN 37205 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF One Million Five Hundred And No/100 Dollars ($1,000,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, MARY ANN S. GRIGG, TRUSTEE OF THE MARY ANN S. GRIGG TRUST DATED 07/15/2014, AS AMENDED 07/13/2022, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SCOTT CRAWFORD STANDARD AND LAURA KANE STANDARD, HUSBAND AND WIFE, 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. 26 on the Plan of Revised Postwood of record in Book 5200, Page 104, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 26 fronts 60.0 feet on the northwesterly margin of Postwood Place, an access and public utility easement, and extends back between parallel lines 100.0 feet to Post Road.

Being the same property conveyed to Mary Ann S. Grigg, married, by Warranty deed from Hilda M. Shaw, unmarried, of record in Book 10054, page 854, Register's Office for Davidson County, Tennessee, dated May 17, 1996 and recorded on May 20, 1996. The non-titled spouse of Mary Ann S. Grigg, George Cary Grigg Sr., died on January 14, 2017. Further, being the same property conveyed to Mary Ann S. Grigg, Trustee, and her successors in trust, of the Mary Ann S. Grigg Trust dated 07/15/2014 by Quitclaim deed from Mary Ann S. Grigg of record in Instrument No. 20140723-0065485 Register's Office for Davidson County, Tennessee, dated July 21, 2014 and recorded on July 23, 2014.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 126 Postwood Place, Nashville, TN 37205
(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 successors 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 18th day of August, 2022.

Mary Ann S. Grigg, Trustee

Mary Ann S. Grigg, Trustee of the Mary Ann S. Grigg Trust dated 07/15/2014, as amended 07/13,2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Mary Ann S. Grigg**, with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Trustee** of the **Mary Ann S. Grigg Trust dated 07/15/2014, as amended 07/13,2022**, the within named bargainor and Trust, and that she as such Trustee being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Mary Ann S. Grigg** as such **Trustee**.

R. L. NOBLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Witness my hand and official seal this the 18 day of August, 2022.

My Commission expires Jan 8, 2024

Notary Public

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 8/18/22

GEORGE E. MUDTER, JR.
Dated 8/18/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 8/18/22

Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

