WARRANTY DEED

Karen Johnson
Batch # 1094170
01/25/2024 03:07:39 PM
Fees: $13.00 Taxes: $2,442.00

Davidson County
DEEDWARR
2 pgs

20240125-0005244

B-FCR-23-8171-8177

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $660,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 8-20-2024

(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert Garrett Finney and Amanda Davis	CapStar Bank	
(NAME)	(NAME)	
8171 & 8177 Highway 70 S	2002 Richard Jones Road, Suite A300	127-00-0-191.00 127-00-0-038.01
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37215	
(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, **PERRY L. GRIMES,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT GARRETT FINNEY AND AMANDA DAVIS, HUSBAND AND WIFE,** 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 in the 9th Civil District of said County and State, being part of Lot No, 2 on the plan of the Racy Hows Lands, as of record in Book 21, Page 137, Register's Office for said county, described according to a survey made by Ralph W. C. Lambert, surveyor, August 18, 1962, as follows:

Beginning on the southwesterly margin of U.S. Highway No. 70-S, at an iron pin which is 1322 feet northwest of the east boundary line of said Lot No. 2; thence south 33deg. west 1500 feet to an iron pin; thence north 88deg. 15' west 160 feet to a corner post; thence north 74deg. west 85 feet to an iron pin; thence north 33deg. east 1612 feet to an iron pin in the southwesterly margin of said U.S. Highway No. 70-S; thence with same south 57deg east 210 feet to the beginning, containing 7.5 acres, more or less.

Being the same property conveyed to Nelle Cox Bernard by Warranty deed from S. G. Ewing of record in Book 3431, page 39, Register's Office for Davidson County, Tennessee, dated July 20, 1965 and recorded on July 20, 1965.

Being the same property conveyed to Nancy Bernard Grimes by Quitclaim deed from Nelle Cox Bernard of record in Book 6459, page 329, Register's Office for Davidson County, Tennessee, dated December 27, 1984 and recorded on December 27, 1984.

Being the same property conveyed to James L. Grimes and wife, Nancy B. Grimes, as tenants by the entireties by Quitclaim deed from Nancy B. Grimes of record in Book 7849, page 302, Register's Office for Davidson County, Tennessee, dated May 24, 1989 and recorded on May 25, 1989.

Being the same property conveyed to Perry L. Grimes by Quitclaim deed from James L. Grimes and Nancy B. Grimes, husband and wife of record in Instrument No. 20190717-0070102 Register's Office for Davidson County, Tennessee, dated July 16, 2019 and recorded on July 17, 2019.

This conveyance is subject to:
- Taxes for the year 2024
- Subject to all matters shown on the Plan of record in Plat Book 5190, Page 204 and Plat Book 21, page 137, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: 8171 & 8177 Highway 70 S, Nashville, Tennessee 37221.

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 18th DAY OF JANUARY, 2024.

Perry L. Grimes

STATE OF ~~TENNESSEE~~ OKLAHOMA
COUNTY OF ~~DAVIDSON~~ CLEVELAND

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PERRY L. GRIMES, 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 18th of January, 2024.

Notary Public
~~My Commission~~ Expires: 06-10-2024
(SEAL)

JAMES D ROSSER JR. NOTARY PUBLIC STATE OF OKLAHOMA # 20006908 EXP. 06/10/24

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