WARRANTY DEED

G-CBB-03-2013

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,900.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF October, 2003.

Notary Public

MY COMMISSION EXPIRES: 11-16-05
(AFFIX SEAL)

VIRGINIA L. LLOYD NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeri M. Grooms	RBC Mortgage Co.	
2013 Remington Park Road	(NAME) 222 Merchandise Mart Plaza #550	64-16-O-D-4
(ADDRESS) Hermitage, Tennessee 37076	(ADDRESS) Chicago, Il 60654	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DARLENE DENISE GREEN AND JAMES S. GREEN, HUSBAND AND WIFE,, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ** , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit: ** Jeri Michelle Grooms, a unmarried person and Walter Grooms, a married person

Land in Davidson County, Tennessee, being Lot No. 182 of Truxton Park, Section One, of record in Instrument No. 20001026-0106272, Register's Office for said County, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Darlene Denise Green and James S. Green by deed from Beazer Homes, Inc. d/b/a Phillips Builders as shown of record in Instrument No. 20010330-0030753, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Instrument No. 200010260106272; Instrument No. 20001101-0108603; Instrument No. 20000824008361 2; Book 4910, page 838; Book 5699, page 535; Instrument No. 200010300107559; Instrument No. 200010110100896 and Instrument No. 200011010108604, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2013 Remington Park Road, Hermitage, Tennessee 37076
(House Number) (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 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 24th day of October, 2003.

(X) Darlene Denise Green

(X) James S. Green

Davidson County DEEDWARR
Recvd: 10/30/03 10:58 2pgs
Fees:13.00 Taxes:495.43
20031030-0159770

STATE OF Tennessee
COUNTY OF Davidson

I, Deena L. O'Brien, a Notary Public of the County and State first above written, do hereby certify that Darlene Denise Green and James S. Green, husband and wife, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 24th day of October, 2003.

Deena L. O'Brien
Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903