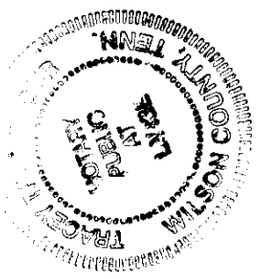
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF FEBRUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: 1-23-06

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/26/04 11:05 2pgs
Fees:13.00 Taxes:332.63

20040226-0021864

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Freida K Carter	Countrywide Home Loans	Map 85-15
(NAME) 107 Spring Place Drive #107	(NAME) 3011 Armory Drive	Group A
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville Tennessee 37204	Parcel 7.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
Kenneth J. Grigg ,unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Freida K Carter ,an unmarried woman, 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:**

BEING Unit No.107 on the Plan of Spring Place Condominiums, as shown by plat of record in Plat Book 7213, Page 125, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Kenneth J. Grigg and wife, Nancy L. Grigg, by Deed from Stephen Johnson and wife, Elizabeth Tracy Johnson, dated December 22, 1998, filed for record on December 28, 1998, in Deed Book 11267, Page 23, Register's Office for Davidson County, Tennessee. Nancy L. Grigg having since died leaving Kenneth J Grigg as tenant by the entirety.

Plat sets out By-Laws as shown of record in Deed Book 7213, Page 121 and Deed Book 7242, Page 924, Register's Office for said County.

Master Deed of record in Deed Book 6780, Page 229 and in Instrument Number 200207090082174, Register's Office for Davidson County, Tennessee

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 107 Spring Place Drive #107, Nashville, TN 37214

(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 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 heirs 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 my/our hand(s) this 25th day of February, 2004.

Kenneth J. Grigg

STATE of Arizona
COUNTY of Yuma

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Kenneth J. Grigg ,unmarried the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 24 day of February, 2004

My Commission Expires: Sept 10, 2006

OFFICIAL SEAL
JUDITH R. MARKS
NOTARY PUBLIC-ARIZONA
YUMA COUNTY
My Comm. Expires Sept. 10, 2006

Notary Public

File Number24020085

RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122