Davidson County DEEDWARR
Recvd: 09/01/05 14:55 2 pgs
Fees:13.00 Taxes:1073.00
20050901-0105238

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

J. Greg Shockley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of July, 2005.

Mitchell A. Watts
Notary Public

MY COMMISSION EXPIRES: 10-12-05.
(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
John Michael Grimes	Option One Mortage Corporation	38
5044 Grady Lane	3 Ada	GROUP
Whites Creek, Tennessee 37189	Irvine, CA 92618	PARCEL 167

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********** Two Hundred Ninety Thousand Dollars and Zero Cents ($290,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, J. Greg Shockley a/k/a John G. Shockley, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto John Michael Grimes, unmarried, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 3 on the Plan of Grady Lane Subdivision of record in Plat Book 11190, page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to J. Greg Shockley a/k/a John G. Shockley, a single man, by deed dated June 8, 1999, from Sandra Wilson, a single woman, of record in Book 11523, page 230, Register's Office for Davidson County, Tennessee.

KATHEY E. SHOCKLEY, spouse of J. Greg Shockley, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This conveyance is expressly made subject to: (1) reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto; (2) all matters shown on the plan of record; (3) property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein, and (4) Agreement to Maintain of record in Book 7774, page 306, Addendum to Agreement to Maintain of record in Book 8199, page 668, and Second Addendum to Agreement to Maintain Road, Grady Lane Subdivision, Proposed Grady Place Subdivision and Grady Subdivision of record in Book 10614, page 900, and amended in Book 11523, page 233, Register's Office for Davidson County, Tennessee.

This is:

unimproved ☐

improved ☒ property known as 5044 Grady Lane, Whites Creek, Tennessee 37189

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, his/her heirs and assigns forever; and I do covenant with the said Grantee

that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her 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 hand this 22nd day of July, 2005.

Kathey E. Shockley

Kathey E. Shockley

J. Greg Shockley

J. Greg Shockley
(a/k/a John G. Shockley)

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named J. Greg Shockley (a/k/a John G. Shockley) and Kathey E. Shockley, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of July, 2005.

Commission expires: October 12, 2005

Mitchell A. Watts

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee