THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

Return to:
First American Title
6 Cadillac Dr. #190
Brentwood, TN 37027

SEND TAX BILLS TO:
1228 Jacksons Hill
Hermitage, TN 37076
Jonathan C. Grindol

Davidson County DEEDWARR
Recvd: 01/05/06 09:12 2 pgs
Fees:13.00 Taxes:462.13

20060105-0001373

MAP PARCEL NUMBERS
Map & Parcel No.--086-07-0-113

WARRANTY DEED

THIS INDENTURE, made and entered into this 30th day of December, **2005**, by and between **Wesley D. Maas**, single man, party of the first part, and **Jonathan Grindol**, unmarried, party of the second part,

WITNESSETH: That for and in consideration of **$124,900.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Hermitage County of Davidson, State of Tennessee:

A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO -WIT:

BEING Lot No. 80, on the Plan of Jackson's Retreat, Phase II, as shown by plat of record in Plat Book 5200, page 673, 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 Wesley D. Maas by deed from Don A. Fox and Wife, Monica O. Fox, of record in Book/Instrument No. 20041027-0129085, Register's Office, Davidson County, Tennessee, dated 10/25/04 and recorded 10/27/04.

The above referenced property is also known as 1228 Jacksons Hill Road, Hermitage, Tennessee 37076.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); all matters appearing of record in Plat Book 5200, page 673; Restrictive Covenants of record in Book 6176, page 939; and any and all setback lines, zoning regulations, restrictions, easements, right of ways, etc. of record in the Register's Office, Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Wesley D. Maas

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Wesley D. Maas,** a Single man, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 30th day of December, **2005.**

My commission expires 9-22-07

Notary Public

ANGIE VALENTINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$124,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 30th day of December, **2005**.

NOTARY PUBLIC

My commission expires:

SHEILA McCORD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. EXPIRES 03/03/2007

PROPERTY ADDRESS:
1228 Jacksons Hill Road
Hermitage, TN 37076

Name & address of new owner
Jonathan Grindol
1228 Jacksons Hill Road
Hermitage, TN 37076