WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/10/06 12:51 2 pgs
Fees:13.00 Taxes:1739.00

20060210-0016630

E. MANNIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF FEBRUARY, 2006.

E. Mannix
Notary Public

MY COMMISSION EXPIRES: 11-25-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLCV, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mathew P. Laing	NEW OWNER	Map 116-08
(NAME)	(NAME)	Parcel 42
902 Clearview Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **WILLIAM B. AKIN AND TRUESDELL G. MADDEN, CO-EXECUTORS OF THE ESTATE OF KATHERINE TRUESDELL GRIMES**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATHEW P. LAING AND WIFE, KATE REID LAING,** 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:

Land in Davidson County, Tennessee, being the north 75 feet of Lot No. 69 on the Map of Clearview Subdivision of record in Plat Book 843, page 8, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 69 fronts 75 feet on the easterly side of Clearview Drive and runs back between parallel lines 235.4 feet to a dead line.

Being the same property conveyed to Allen Grimes and wife, Katherin Truesdell Grimes by deed from Mrs. Bessie W. Edwards of record in Book 1132, page 20, said Register's Office. In this deed the grantee's name was incorrectly spelled as Katherin Truesdell Grimes rather than Katherine Truesdell Grimes. Allen Grimes died vesting solely in Katherine Truesdell Grimes as the surviving tenant by the entirety. Katherine Truesdell Grimes has since died. William B. Akin and Truesdell G. Madden are the Co-Executors under the Will of Katherine Truesdell Grimes with full power to sell real property (See Davidson County, Tennessee Probate No. 05P-901).

This conveyance is subject to (a) 2006 real property taxes which have been prorated and assumed by the grantee(s), (b) all matters appearing on the plan of record in Book 843, page 8, said Register's Office; and (c) Driveway Easement of record in Book 5625, page 143, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 902 Clearview Drive, Nashville, TN 37205
(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 our hands this 6TH day of February, 2006.

(X) William B. Akin - Co-Executor
William B. Akin, Co-Executor

(X) Truesdell G. Madden - Co-Executor
Truesdell G. Madden, Co-Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William B. Akin and Truesdell G. Madden, 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, and who further acknowledged that they are the Co-Executors of The Estate of Katherine Truesdell Grimes and executed the within instrument as such Co-Co-Executors.

Witness my hand and official seal at Nashville, Tennessee this 6th day of February, 2006.

Commission expires:

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN Exp. 11/24/07

Notary Public