WARRANTY DEED

File Number: 60343

Davidson County DEEDWARR
Recvd: 02/15/07 14:16 2 pgs
Fees:13.00 Taxes:247.90

20070215-0019513

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF FEBRUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) MY COMMISSION EXPIRES: May 23, 2009

RACHEL L. SLOAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fernando Grimes	Fernando Grimes	108-8-119.00
(NAME)	(NAME)	
3203 Trail's End Lane	3203 Trail's End Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(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, Carol M. Grant, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fernando Grimes, a married person, 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 Lot No. 3A of the Zone Lot Division of Lot No. 3 of the Trailwood Subdivision, Section I, as of record in Book 6250, Page 208, which amends Plan recorded in Book 5210, Page 351, said Register's Office, to which reference in made for a more complete description.

Being the same property conveyed to Carol M. Grant by deed from City federal Savings Bank, dated September 5, 1989, of record in Book 7933, Page 595, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3203 Trail's End Lane, 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 hand this 7th day of February, 2007.

Carol M. Grant

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 Carol M. Grant, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 7th day of February, 2007.

Commission expires:

MY COMMISSION EXPIRES:
May 23, 2009

Notary Public

RACHELL L. BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY