This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 03/13/07 14:05 3 pgs
Fees:18.00 Taxes:410.70
20070313-0030806

ADDRESS NEW OWNER:
Jason W. Grimm
5166 Whitman Way #108
Carlsbad, CA 92008

SEND TAX BILL TO:
~~Mortgagee~~
New Owner

MORTGAGEE:

MAP 92-2
GROUP
PARCEL 378

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Terry Holleman and wife, Debbi Holleman AND Michael Dietrich and wife, Paige Dietrich,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Jason W. Grimm, an unmarried man**, hereinafter called the GRANTEE, his 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. 3 of Block 1 on the Plan of Heffernan Place, of record in Plat Book 161, page 138, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Terry Holleman and wife, Debbi Holleman AND Michael Dietrich and wife, Paige Dietrich by deed from JP Morgan Chase Bank as Trustees for Equity One ABS, Inc. of record in Instrument no. 20041206-0144703, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **2405 Meharry Blvd., Nashville, Tennessee 37208.**

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 heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 the **28th** day of **February, 2007.**

Terry Holleman

Debbi Holleman

Michael Dietrich, by Terry Holleman, as attorney-in-fact

Paige Dietrich, by Terry Holleman, as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Terry Holleman and wife, Debbi Holleman**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 28th day of February, 2007.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Terry Holleman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the attorney in fact for **Michael Dietrich and wife, Paige Dietrich** , the bargainors, and that as said attorney in fact he executed the within named Warranty Deed for the purposes therein contained by signing the names of **Michael Dietrich and Paige Dietrich** as their free act and deed.

WITNESS my hand and official seal this 28th day of February, 2007.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $111,000.00.

Paige Dietrich

AFFIANT

Subscribed and sworn to before me on this 28th day of February, 2007.

Robert M. Loffi

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

