Davidson County DEEDWARR
Recvd: 07/13/07 09:34 2 pgs
Fees:13.00 Taxes:924.63

20070713-0083486

WARRANTY DEED

B-KW-07-0101

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00

Garland G. Grimes, Jr.
Affiant

Subscribed and sworn to before me, this 24th DAY OF July, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PATRICIA MOORE
NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 6, 2010

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Garland G. Grimes, Jr.	Garland G. Grimes, Jr.	
~~101 Westwood Trace~~ ←	(NAME) 13749 Currant Loop	
(ADDRESS)	(ADDRESS)	
~~Nashville, TN 37212~~ ←	Gainesville, VA 20155-3031	104-14-B-1 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ELIZABETH D. CORLEY, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GARLAND G. GRIMES, JR. AND WIFE, ANDREA M. GRIMES, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 1, WESTWOOD TRACE, OF RECORD IN PLAT BOOK 6200, PAGE 215 AND AS ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 6522, PAGE 322, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ELIZABETH D. CORLEY BY WARRANTY DEED FROM MARGARET INNES POLLARD, UNMARRIED, RECORDED MAY 10, 2002 IN INSTRUMENT NO. 20020510-0057805, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2007 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 6200; PAGE 215; BOOK 6582, PAGE 874; BOOK 7599, PAGE 912; BOOK 7948, PAGE 624; BOOK 7948, PAGE 626; BOOK 6522, PAGE 322; BOOK 6889, PAGE 711; INSTRUMENTS 20010720-0077359; 20070620-0073748, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 101 Westwood Trace, Nashville, Tennessee 37212

(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 12th day of July, 2007.

Elizabeth D. Corley

Elizabeth D. Corley

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth D. Corley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of July, 2007.

Notary Public

My Commission Expires: 3-8-10

(SEAL)

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903