Davidson County DEEDWARR
Recvd: 08/21/07 11:15 2 pgs
Fees:13.00 Taxes:1021.20

20070821-0100028

RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED

CARRIE LINN
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 $276,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st DAY OF JULY, 2007.

Carrie Linn
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 5/24/08

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M. Gregory Zimlich and wife Meredith Neill Zimlich	Countrywide Home Loans	
(NAME) 5629 Stoneway Trail	(NAME) 801 Crescent Centre Drive, Suite 510	Map 103-06-0
(ADDRESS) Nashville, TN 37209	(ADDRESS) Franklin, TN 37067	Parcel 203
(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, **NEIL GRIGGS AND WIFE LEAH GRIGGS**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **M. GREGORY ZIMLICH AND WIFE MEREDITH NEILL ZIMLICH**, 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:

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. 26 on the Plan of Brookside Court Addition No. 3, of record in Plat Book 1835, page 107, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Leah Griggs and Neil Griggs, married, by deed from Carrie A. Sadler (F/K/A Carrie A. Rine) and husband, Owen Sadler, dated 9/28/06, recorded 10/31/06, in Instrument No. 200610030-122190, Said Register's Office.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ■ property, known as 5629 Stoneway Trail, Nashville, TN 37209

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 31st day of July, 2007.

Neil Griggs 7/28/07

Leah Griggs 07/28/07

STATE OF Pennsylvania
COUNTY OF Philadelphia

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

Witness my hand and official seal at Phila, PA on this 31st day of July, 2007.

Commission expires:

Jennifer Ashcom 7-28-07
Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jennifer Ashcom, Notary Public
City Of Philadelphia, Philadelphia County
My Commission Expires Nov. 9, 2008
Member, Pennsylvania Association of Notaries

