20759-1
Box 14A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/11/07 13:48 2 pg
Fees:13.00 Taxes:438.45

20070911-0109045

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$119,900.00~~ 118,500.00

Grace Moody Grisham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF SEPTEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: November 24, 2007
(AFFIX SEAL)

ANN B. WADDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ignacio Perez	Freedom Financial Mortgage Corporation	MAP 133-08-0, PARCELS 31.00 & 34.00
(NAME)	(NAME)	
1051 Antioch Pike	P.O. Box 8068	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Virginia Beach, VA 23450	
(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, **GRACE MOODY GRISHAM, A SINGLE WIDOW**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **IGNACIO PEREZ**, 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:

TRACT NO. 1: Map 133-08-0, Parcel 31.00

Being Lot No. 8 on the Map of N. R. Roberts' Property, and described according to a preliminary plan of said subdivision made February 11, 1949, by S. E. Davis, Surveyor.

Said Lot No. 8 fronts 70 feet on the south side of Antioch Pike and runs back between parallel lines 180 feet to a dead line which measures 70 feet thereon. And more particularly described as follows:

Beginning at a point in the southerly margin of Antioch Pike, at the common corner of Lots 7 and 8; thence with the line between said Lots, southerly 180 feet to a point; thence westerly 70 feet to a point in the margin of a 50 foot un-named street; thence with the margin of said un-named street 180 feet to a point in the margin of Antioch Pike; thence with the margin of the same, easterly 70 feet to the beginning.

Being the same property conveyed to Charles P. Grisham and wife, Grace Moody Grisham by deed from B. L. Jensen and wife, Mabel G. Jensen dated 12/4/50 of record in Book 1913, page 81, Register's Office for Davidson County, Tennessee. Charles P. Grisham having since died 1/28/85 vesting property to Grace Moody Grisham as surviving spouse.

TRACT NO 2: Map 133-08-0, Parcel 34.00

Land in the 5th Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at the southwest corner of a lot fronting 70 feet on the south side of Antioch Pike and 180 feet deep belonging to Charles and Grace M. Grisham; thence in a southerly direction along the west boundary of said Grisham lot extended southwardly a distance of 149 feet to a point which is 150 feet north of the centerline of the said Railway's Radnor Yard Connection main track; thence in an easterly direction on a line which is parallel with and 150 feet north of said centerline of track, a distance of 70.12 feet to a point; thence in a northerly direction along the east boundary of Grisham lot extended southwardly a distance of 148.6 feet to the southeast corner of the said Grisham lot; thence in a westerly direction along the south boundary of the said Grisham lot, a distance of 70 feet to the point of beginning.

Being the same property conveyed to Charles Grisham and wife, Grace M. Grisham by deed from the Nashville, Chattanooga & St. Louis Railway, a Tennessee corporation, dated 10/31/53 of record in Book 2454, page 131, Register's Office for Davidson County, Tennessee. Charles P. Grisham having since died 1/28/85 vesting property to Grace Moody Grisham as surviving spouse.

This is the same legal description as used in the prior Deeds.

This conveyance is subject to 2007 taxes, prorated and assumed by the Grantee(s); rights and claims of parties in possession; rights-of-way for railroad, switch tracks, spur tracks, railway facilities and other related easements, if any, on and across the land. and to any and all easements and lack of access to Tract No. 2.

unimproved ☐

This is improved ☒ property, known as 1051 Antioch Pike, Nashville, TN 37211

(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 September, 2007.

Grace Moody Grisham

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for the aforesaid County and State, Grace Moody Grisham, a single widow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the bargainors, and as such executed the within instrument for the purposes therein contained.

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

Commission expires: November 24, 2007

Ann B. Waddell Notary Public

ANN B. WADDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN