RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 9045 CAROTHERS PARKWAY, SUITE 202, FRANKLIN, TN 37067
BOX 19-A

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 15TH DAY OF FEBRUARY, 2008. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/27/08 13:49 2 pgs
Fees:13.00 Taxes:573.50
20080227-0019380

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 9045 Carothers Parkway, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy J. Grace and wife Shantel Grace	Same	
(NAME) 1801 Riverside Drive	(NAME)	Map 072, GROUP 110
(ADDRESS) Nashville, TN 37216	(ADDRESS)	Parcel 460.00
(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, **DEBORAH BURCH AND STEVE HUGHES**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **TIMOTHY J. GRACE AND WIFE SHANTEL GRACE**, 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:

Being Lot No. 22 and the easterly one-half of Lot No. 21 on the plan of Riverside Drive Subdivision, of record in Book 974, pages 60 and 61, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 22 and the southerly one-half of Lot No. 21 adjoin and front 75 feet on the easterly side of Riverside Drive and run back between lines 175 feet more or less on the southerly line and 168 feet more or less along the northerly line, to a dead line in the rear which measures 75 feet.

Being the same property conveyed to Deborah K. Burch by deed dated May 25, 2006 from Southern Home Rescue, G.P. of record in Instrument No. 20060601-0064508, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated June 6, 2006 and recorded in Instrument No. 20060606-0067030, said Register's Office, Deborah K. Burch quitclaimed all of her right, title and interest in subject property to Deborah K. Burch and Steve Hughes.

This conveyance is subject to (a) 2008 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 1801 Riverside Drive, Nashville, TN 37216

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 15th day of February, 2008.

Deborah Burch

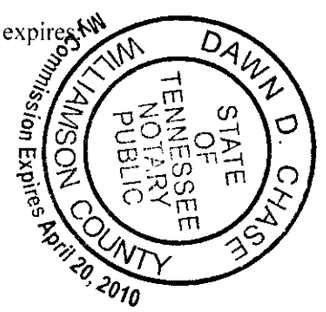
Steve Hughes

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 Deborah Burch and Steve Hughes, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this 15th day of February, 2008.

My Commission expires:



Notary Public