File No. 281200278

WARRANTY DEED

TAMMY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JANUARY, 2009.

Notary Public

MY COMMISSION EXPIRES: 1/23/2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 01/26/09 11:39 2 pgs
Fees:13.00 Taxes:536.13
20090126-0006560

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa C. Wright	CitiMortgage Inc	086-07-0-113.00
(NAME)	(NAME)	
1228 Jacksons Hill Road	1000 Technology Dr. MS852	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	O'Fallon, MO 63368	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, Jonathan Grindol and wife Amanda Grindol, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Teresa C. Wright, unmarried, hereinafter called the grantee(s), HER 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. 80, Final PUD Plan, Phase II Jackson's Retreat, as shown on plat of record in Plat Book 5200, Page 673 as amended in Book 6407, Page 76 and Instrument 200810230106171, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Jonathan Grindol, unmarried by deed from Wesley D. Maas, single man of record in Instrument 200601050001373 on 12/30/2005 and filed for record on 01/05/2006, Register's Office for DAVIDSON County.

All matters as set forth per Plat Book 5200, Page 673,Book 6407, Page 76,Instrument 200810230106171,Register's Office for DAVIDSON County.

Restrictions and Bylaws of record in Book 5741, Page 360, Book 5745, Page 294, Book 6176, Page 939, Register's Office for DAVIDSON County. Except any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Amanda Grindol joins in this conveyance to convey any and all rights she may have in this property.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1228 Jacksons Hill Road, Hermitage, TN 37076
(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), HER 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), HER 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 hands this 14th day of January, 2009.

Jonathan Grindol
Jonathan Grindol,

Amanda Grindol
Amanda Grindol

By: Amanda Grindol, His Attorney in Fact
By: Amanda Grindol, His Attorney in Fact

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Amanda Grindol the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 14th day of January, 2009.

Commission expires: 6/5/12

Kimie Perry
Notary Public

Kimie Perry State of Tennessee Notary Public Wilson Co.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Amanda Grindol, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is/are, pursuant to Power of Attorney of record in Instrument No. 20090126-0006559 Registers Office for Davidson, the **Attorney-in-Fact** of Jonathan Grindol (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 1/14/2009.

My Commission Expires:. 6/5/12

Kimie Perry
, Notary Public.

Kimie Perry State of Tennessee Notary Public Wilson Co.

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RETURN TO:
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Mt. Juliet, TN 37122