BILL GARRETT, Davidson County
Trans:T20090025221 DEEDWARR
Recvd: 04/16/09 13:30 2 pgs
Fees:13.00 Taxes:717.43

20090416-0034625

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 8-3-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Seth Grimenstein	Churchill Mortgage Corp.	**141-11-OA-043.00**
(NAME)	(NAME)	
7544 Rolling River Pkwy	761 Old Hickory Blvd. Ste 401	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Brentwood, TN 37027	
(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, **Louisa L. Avery, an unmarried person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Seth Grimenstein, and Jamie B. Grimenstein, husband and wife**, 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:

LAND in Davidson County, Tennessee, being Lot No. 184 on the Plan of Rolling Rover Estates, Phase IV, of record in Book 5200, page 184 and 185, said Register's Office to which reference is hereby made for a more complete and accurate description.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of Rolling River Estates, Phase IV, as said areas are set forth and defined in Restrictions of Record in Book 4788, page 950; Book 4871, page 640, Book 4892, page 689, Book 5463, page 238; By Laws of record in Book 4892 page 679; and Charter of record in Book 4892, page 671, and amended in Book 8276, page 552; Register's Office for Davidson County to which reference is hereby made for more particulars.

BEING the same property conveyed to Louisa L. Avery and Wallace S. Lippincott, Sr. by deed dated August 11, 1994 from Clifton Phillippie and wife Bonita Phillippie, of record in Book 9438, page 915, Register's Office for Davidson County, Tennessee, and thereafter conveyed to Louisa L. Avery by deed dated October 15, 2002 from Wallace S. Lipincott, Sr. of record in Instrument No 20021030-0133056, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **7544 Rolling River Pkwy, Nashville, TN 37221**
(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 our hands this **14th day of April, 2009**.

Louisa L. Avery

Louisa L. Avery

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Louisa L. Avery** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein c ontained, and that she executed the same as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires:

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23, 2009

I. Dyke Tatum Notary Public