WARRANTY DEED

File Number: 70616

Davidson County DEEDWARR
Recvd: 05/06/09 15:00 3 pgs
Fees:18.00 Taxes:873.20
20090506-0041788

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $236,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF APRIL, 2009.

Notary Public

MY COMMISSION EXPIRES: 4/28/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sabrina L. Wright	Fifth Third Mortgage Company ISAOA	183-05-0-A-343.00-CO
(NAME) 4548 Red Bark Court	(NAME) 5050 Kingsley Drive - 1MOB3A	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Cincinnati, OH 45263	
(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, Dennis Grubbs, and wife Victoria Grubbs and Blenda Morris, a single woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sabrina L. Wright, and husband John H. Wright, 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:

4548 Red Bark Court, Antioch, TN 37013 **Map 183-05-0-A** **Parcel 343.00-CO**

Land in Davidson County, Tennessee, being Lot No. 155 on the Plan of October Woods, Phase 3, Section 9, a Planned Unit Development, of record in Instrument No. 20020916-0112495, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for amore complete legal description of said lot.

Being the same property conveyed to Dennis Grubbs and Victoria Grubbs, husband and wife, and Blenda Morris, an unmarried woman by Warranty Deed from Lifestyle Home Builders, Inc., A Tennessee Corporation, of record on December 2, 2003, in Instrument No. 20031202-0173262, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record

unimproved ☐

This is improved ☒ property, known as 4548 Red Bark Court, Antioch, TN 37013

(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 28th day of April, 2009.

Dennis Grubbs by Margaret Shields by attorney in fact

Victoria Grubbs by Margaret Shields by attorney in fact

Blenda Morris by Margaret Shields by attorney in fact

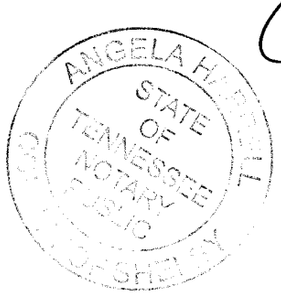
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margarette Shields, with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Dennis Grubbs, Victoria Grubbs, and Blenda Morris as their Attorney in Fact as the free act and deed of the within named Dennis Grubbs, Victoria Grubbs, and Blenda Morris.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of April, 2009.

Commission expires: 4/28/09



Notary Public

Pinnacle
Title and Escrow, LLC

2109 Buena Vista Pike Nashville, TN 37218 ~ (615)256-3353 office/ (615) 256-3331 fax

I, Rachel L. Bell , do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Florence King, a notary public for this county and state, Rachel L. Bell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Florence King
Notary's Signature

FLORENCE KING
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

MY COMMISSION EXPIRES: _____