WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090051732 DEEDWARR
Recvd: 07/31/09 10:16 2 pgs
Fees:13.00 Taxes:1505.90
20090731-0071653

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$407,000.00.**

Affiant

Subscribed and sworn to before me this 29 day of July, 2009

Notary Public
My Commission expires: 7-25-12
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Harrison Grubbs	Wells Fargo Home Mortgage	103-04-0-366.00
4019 Utah Avenue	P.O Box 11701	
Nashville, TN 37209	Newark, N.J. 07101-4701	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Missouri Holdings, LLC. A Missouri limited liability company** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Harrison Grubbs and Michaela Curran, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the easterly 50 feet of Lot No. 81 on the plan of West End Annex, of record in Book 332, page 61, Register's Office for Davidson County, Tennessee.

Said part of said Lot 81 fronts 50 feet on the southerly side of Utah Avenue, formerly 7th Street, and runs back between parallel lines 163.3 feet to an alley.

Being the same property conveyed to Missouri Holdings, LLC, by deed from Michael Richard Fitch, unmarried, on September 19, 2008, of record in Instrument Number 20081002-0100068, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements of record and restrictions as shown of record including the following:

- Taxes and assessments for the year 2009 and subsequent years, which have been pro-rated and assumed by Grantee.
- Subject to all matters as shown on the Plan of record in Book 332, page 61, Register's Office Davidson County, Tennessee.

This is improved property known as: **4019 Utah Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, except as set forth herein, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 29, 2009.

Missouri Holdings, LLC

By Ryan Talbert, Authorized Agent

STATE OF TENNESSEE

COUNTY OF Davidson

On this 29 day of July, 2009, before me, appeared Ryan Talbert, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Authorized Agent of Missouri Holdings, and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association) and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said _____, acknowledged said instrument to be the free act and deed of said corporation (or association).

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

WITNESS my hand and seal at office the day and year above written.

Elizabeth Maison
NOTARY PUBLIC

My Commission Expires: 4-15-12