WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090062426 DEEDWARR
Recvd: 09/11/09 12:04 2 pgs
Fees:13.00 Taxes:760.41
20090911-0085207

L. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$205,515.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF SEPTEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: May 6, 2013.
(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
Bobby D. Devine	**Myers Park Mortgage**	**150-12-0B-021.00**
(NAME) **3825 Park Royal Lane**	(NAME) **141 Providence Road**	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Charlotte, NC 28207**	
(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, **Richard Grimes**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bobby D. Devine, and Rose M. Devine,** 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:

The following described real estate, situated in the county of Davidson, State of Tennessee:

Lot 21, Section 1, of plan of Kensal Green, as shown on Plat of record in the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Richard Grimes by deed from Susan M. Sloatman and husband, Arthur F. Sloatman of record in Instrument No. 20040301-0023067 Dated February 25, 2004 and recorded on March 1, 2004, Register's Office for Davidson County, Tennessee.

Peggy June Clifton (f/k/a Peggy June Grimes) joins in this conveyance to relinquish any and all rights, title, and interest to the property. Peggy June Clifton is one and the same person as Peggy Clifton.

unimproved ☐

This is improved ☒ property, known as **3825 Park Royal Lane, 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 my hand this **8th day of September, 2009.**

Richard Grimes by Jeff Morgan, Attorney in Fact

Peggy June Clifton by Jeff Morgan, Attorney in Fact

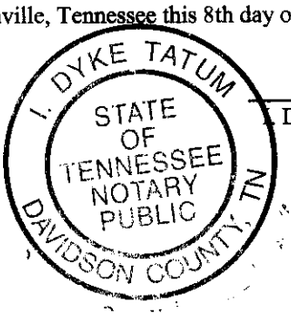
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Jeff Morgan** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Attorney in Fact for Richard Grimes and Peggy June Clifton, and as said Attorney in Fact, executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 8th day of September, 2009.

Commission expires: May 6, 2013



Dyke Tatum

Notary Public