BILL GARRETT, Davidson County
Trans:T20100003404 DEEDWARR
Recvd: 01/19/10 13:09 2 pgs
Fees:13.00 Taxes:451.03
20100119-0004317

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $121,900.00

Affiant

Subscribed and sworn to before me, this 15th day of January, 2010.

Notary Public
My commission expires: 7-24-10

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

06-0912-73757

Address of New Owner:	Send Tax Bills to:	Tax Information
Mark Grimes 2120 Lebanon Pike, #28 Nashville TN 37210	New Owner	95-05-B-28.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Charles A. Fontanez, married** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Mark Grimes and wife, Kathleen B. Grimes**, hereinafter called the Grantees, their successors 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 Unit No. 28, on the Plan of Easthaven Townhomes, shown as Exhibit "A-2" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20010806-0083543 and as amended in the following instruments of record in Instrument Nos. 20020709-0082357; 20030425-0055753; 20031007-0147961; and 20040419-0043570, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles A. Fontanez, unmarried by deed from York Construction, LLC, dated April 24, 2003, recorded April 28, 2003, of record in Instrument No. 20030428-0056762, Register's Office for Davidson County, Tennessee. The said Charles A. Fontanez having since married.

Jana Fontanez, spouse of grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **2120 Lebanon Pike, #28, Nashville, TN 37210**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 15th day of January, 2010.

Charles A. Fontanez

Jana Fontanez, Owner/Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Charles A. Fontanez and Jana Fontanez , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 15th day of January, 2010.

Notary Public

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 17, 2012

My Commission expires

1-17-12

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212