RETURN TO:
SECURITY TITLE & ESCROW CO., LLC
5228 NORTH MAIN ST. UNIT 6
SPRING HILL, TN. 37174

(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100018996 DEEDWARR
Recvd: 04/01/10 10:09 2 pgs
Fees: 13.00 Taxes: 684.13

20100401-0024330

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS day of ,

Notary Public

MY COMMISSION EXPIRES: 04-24-2013 (AFFIX SEAL)

KRISTEN JACOBY NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd. Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher A. Dornbusch and Michael T. Beasley	SWBC Mortgage Corporation	81-6-20
(NAME) 1011 Monroe Street	(NAME) 213 Overlook Circle, Ste A-4	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Brentwood, TN 37027	0 8116 020000
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Jonathan C. Grindol and Amanda R. Grindol**, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Christopher A. Dornbusch and Michael T. Beasley unmarried**, joint tenants in common with right of survivorship, 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. 79 on the Plan of McGavock's Town North Nashville, recorded Book 21, page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jonathan C. Grindol and Amanda R. Grindol, husband and wife by Warranty Deed from CitiBank, N.A., not individually but solely as Trustee for the holders of Bear Stearns Asset Backed Securities I Trust 2006-HE3, by it duly Attorney in fact Wells Fargo Bank N.A., Grantor, dated December 26, 2008 and recorded in Instrument No. 20090115-0003828, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1011 Monroe Street, Nashville, TN 37208

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, has 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 29th day of March, 2010.

Jonathan C. Grindon

By Jonathan C. Grindol by Amanda R. Grindol his Attorney in Fact
Jonathan C. Grindol by Amanda R. Grindol his Attorney in Fact as recorded in Instrument Book *, Page ____, Registers office

Amanda R. Grindol
Amanda R. Grindol

*20100401-0024936 Davidson County, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, ~~Jonathan C. Grindol and~~ **Amanda R. Grindol**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **29th** day of March, 2010.

Notary Public

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My commission expires: 7/3/12

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of March 2010, before me, a Notary Public in and for said State and County, duly commission and qualified, personally appeared Amanda R. Grindol, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jonathan C. Grindol, and who acknowledged that she executed the same as the free act and deed of Jonathan C. Grindol.

Witness my nad and official seal at Nashville, Tennessee, this 29th day of March 2010.

NOTARY PUBLIC

My Commission Expires: 7/03/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON