THIS DOCUMENT PREPARED BY (AND AFTER)
RECORDING RETURN TO):)
Talbott Title & Escrow, LLC)
5764 Old Hickory Boulevard)
Ste. B)
Hermitage, TN 37076)
Telephone: 615.724.5277)
)
File No. 10-2655)
)
)
)

BILL GARRETT, Davidson County
Trans:T20100029811 DEEDWARR
Recvd: 05/18/10 10:50 2 pgs
Fees:13.00 Taxes:632.70
20100518-0038232

Property Address:
7504 Rolling River Parkway
Nashville, TN 37221

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Patrick E. Grace, unmarried** hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Heidi M. Boris and husband, Steven L. Phillips,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County Tennessee being all of Lot No. 251, on the Plan of Rolling River Estates, Phase IV, and filed of record in Plat Book 5200 Pages 184 and 185, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Patrick E. Grace by Executors Quitclaim Deed dated January 31, 2008 from the Estate of Paula E. Grace, and filed of record in Instrument 20080409-0035969, Register's Office for Davidson County, Tennessee.

This is improved property also known as 7504 Rolling River Parkway, Nashville, TN 37221.

This conveyance is subject to: Declaration of Covenants Conditions and Restrictions filed of record in Book 4892, Page 689, as supplemented in Book 5214, Page 933, Book 5336, Page 480, Book 5463, Page 238, Book 5855, Page 605, Book 5917, Page310, Book 5969, Page 156, Book 6001, Page 401, and in Book 6298, Page 934; By-Laws filed of record in Book 4892, Page 679; Restrictive Covenants filed of record in Book 4788, Page 950, as amended in Book 4871, Page 640, and in Book 5463, Page 238; Charter of HOA for Rolling River Estates, Inc. filed of record in Book 4892, Page 672, as amended in Book 8276, Page 552; Quitclaim Deed filed conveying open space to HOA Filed of record in Book 5689, Page 652; Subject to any and all matters on plan of record filed in Plat Book 5200, Pages 184 and 185; all in the Register's Office for Davidson County, Tennessee.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantees that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2009 shall be [X] prorated between Grantor and Grantees as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $171,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantors' hands this 7th day of May 2010.

Patrick E Grace, by {Seal}
Patrick E. Grace by Donna Goff, his Attorney in Fact
Donna Goff, his Attorney in Fact

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 7th day of May 2010, before me the undersigned officer, personally appeared Donna Goff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Attorney in Fact for Patrick E. Grace, and is authorized by him, and does hereby acknowledge execution of this instrument on his behalf, by virtue of an Instrument of Record in Instrument No. 20100518003823 1, Register's Office for Davidson County, Tennessee.

ROBBIN YOUNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 22, 2010

Notary Public

My Commission expires: _____

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transaction is $171,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th DAY OF May, 2010.

Notary Public

ROBBIN YOUNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 22, 2010

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

SEND TAX STATEMENTS TO:

Wells Fargo Bank, NA

121 Suburban Road, 1st Floor

Knoxville, TN 37923

ADDRESS OF NEW OWNER:

Heidi M. Boris

7504 Rolling River Parkway

Nashville, TN 37221

Map & Parcel: 141-11-0A-054.00CO