BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100031421 DEEDWARR
Recvd: 05/25/10 13:36 2 pgs
Fees:13.00 Taxes:847.30
20100525-0040290

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,000.00

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of May, 2010

PRISCILLA CLEVELAND NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Priscilla Cleveland
Notary Public

MY COMMISSION EXPIRES: May 8, 2012
(AFFIX SEAL)

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
Barry Grimm and Mary Grimm	Suntrust Mortgage Inc	147100900
(NAME)	(NAME)	
321 Lynn Drive	1001 Semmes Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Richmond, VA 23224	
(CITY) (STATE) (ZI	(CITY) (STATE) (ZI	

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, **Brian Riedel and Tina Riedel formerly known as Tina Hritz**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Barry Grimm and Mary Grimm**, 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:

Land in Davidson County, Tennessee, being Lot No. 374 on the Plan of Caldwell Hall, Section III, of record in Book 2900, page 131, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed Brian Riedel, unmarried and Tina Hritz, Unmarried by Warranty Deed from Courtnay A. Hamacheck, unmarried, dated June 29, 2006, and recorded in Instrument No. 20060713-0084499, in the Davidson County, Register of Deeds office. Tin Hritz now known as Tin a Riedel

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 321 Lynn Drive, Nashville, TN 37204

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 **21st** day of **May, 2010**

Brian Riedel by Steven Myers his attorney in fact

Brian Riedel by Steven Myers his Attorney in Fact

his attorney-in-fact

Tina Riedel by Steven Myers her attorney in fact

Tina Riedel by Steven Myers her Attorney in Fact

her attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 21st day of May, 2010, before me personally appeared Steven Myers, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Brian Riedel, and who acknowledged that she executed the same as the free act and deed of the said Brian Riedel, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Instrument No. _____ * _____ said Register's Office.

Witness my hand and official seal this 21st day of May, 2010.

CHRIS CANTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: _____

My Commission Expires MAY 2, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 21st day of May, 2010, before me personally appeared Steven Myers, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Tina Riedel, and who acknowledged that she executed the same as the free act and deed of the said Tina Riedel, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Instrument No. _____ * _____ said Register's Office.

Witness my hand and official seal this 21st day of May, 2010.

CHRIS CANTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: _____

My Commission Expires MAY 2, 2011

* 201005250040289