Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20100038096 DEEDWARR
Recvd: 06/22/10 15:07 2 pgs
Fees:13.00 Taxes:1850.00
20100622-0048824

39-B
File #10-1137

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James B. Grimes, III, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Robert S. McDow, IV and wife, Janet R. McDow,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 3 on the map of Hillwood Estates, Section Two, of record in Book 1835, Page 80, Register's Office for said County.

Said Lot No. 3 fronts 200.04 feet on the northerly side of Hillwood Boulevard and runs back 386.8 feet on the easterly line and 446.5 feet on the westerly line to a dead line in the rear, which is a broken line, measuring 216.8 feet thereon.

Being the same property conveyed to James B. Grimes, III, unmarried by deed from Virginia B. Grimes, a widow, dated September 8, 1999 of record in Book 11654, page 682, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 406 West Hillwood Drive, Nashville TN, 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 15th day of June, 2010.

James B. Grimes, III

State of Tennessee)
County of Davidson)

On this 15th day of June, 2010, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named James B. Grimes, III, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 2-8-13

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 500,000.00.

Affiant

Sworn and subscribed before me on this the 15th day of June, 2010.

Notary Public

My Commission Expires: 2-8-13

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Robert S. McDow, IV 1087 Sunset Road Brentwood, TN 37027	Owner	103-13-46