Record & Return
To: Realty Title

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20100038969 DEEDWARR
Recvd: 06/25/10 15:29 2 pgs
Fees:13.00 Taxes:636.40
20100625-0049967

WARRANTY DEED

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of June, 2010.

NOTARY PUBLIC

My commission expires: 9/25/10

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy J. Dial and Kathryn A. Dial 1709 Champions Drive Nashville, TN 37211	Same address as new owner	172080B07100

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Two Thousand and 00/100 DOLLARS ($172,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **LIDIA A. GRZYBOWSKI, unmarried,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **TIMOTHY J. DIAL AND KATHRYN A. DIAL, husband and wife,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Property Commonly Known as: 1709 Champions Drive Nashville, TN 37211

A certain tract or parcel of land in Davidson County, Tennessee, described as: Being Lot 71 on the Plan of Bridle Downs, Phase Two, as of record in Plan Book 7900, page 241, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Lidia A. Grzybowski by deed from Roman S. Grzybowski dated 9/4/08 and filed for record on 9/5/08 of record in Instrument Number 20080905-0091291, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on plat of record in Plan Book 7900, page 241; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2010 property taxes, which taxes are being prorated between the parties, and which taxes will be the responsibility of the Grantees.

The undersigned further covenant and bind herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS MY HAND, this the 23rd day of June, 2010.

Lidia A. Grzybowski

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Lidia A. Grzybowski, unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 23rd day of June, 2010.

JOHN A. BELL, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

John A. Bell, Jr.
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE
My Commission Expires
July 24, 2010

Notary Public

John A. Bell, JR.
Printed Notary Name

My commission expires: 7/24/10