Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 11020018

Jeff M. Grissim

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 09-29-2014

STATE OF TENNESSEE }
COUNTY OF Cheatham }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $266,100.00

Ann Talbot
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 10 DAY OF March, 2011.

NOTARY PUBLIC

My Commission expires: 9-29-14

Address of New Owner	Send Tax Bills To:	Tax Information:
Ann Talbot 4916 Trousdale Drive Nashville, TN 37220	Same	146-08-0-127

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Jeff M. Grissim,** hereinafter called the **Grantor(s)**, have bargained and sold, and by these presents do transfer and convey unto **Ann Talbot, a single person** hereinafter called the **Grantee(s)**, his/her/their 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. 243, on the Plan of Crieve Hall Estates, Section III, as shown on plat of record in Plat Book 2133, page 59, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Jeff M. Grissim, unmarried by deed from Christine D. Chambers, unmarried, dated 03/15/2006, of record in Instrument Number 20060503-0051433, Register's Office for Davidson County, Tennessee. Further being the same property vesting in Jeff M. Grissim by deed from Brad Love by quitclaim deed of record as Instrument No: 20110311-0019459, Register's Office for Davidson County, Tennessee.

This is improved property generally located:
4916 Trousdale Drive, Nashville, TN 37220

SUBJECT TO THE FOLLOWING:

1. 2011 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Easement, setbacks and all other matters shown on the plan of Plan of Crieve Hall Estates, Section III, as shown on plat of record in Plat Book 2133, page 59, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
3. Building Restrictive covenants recorded at Book 2154, page 326 Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

BILL GARRETT, Davidson County
Trans:T20110014682 DEEDWARR
Recvd: 03/11/11 11:03 2 pgs
Fees:13.00 Taxes:984.57
20110311-0019460

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(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Jeff M. Grissim** has/have caused this instrument to be executed, this the 10 day of March, 2011.

Jeff M. Grissim

STATE OF TN
COUNTY OF Dav. Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Jeff M. Grissim,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 10 day of March, 2011.

My commission Expires: 9.29.14

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 09-29-2014