WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF April, 2011.

Notary Public

MY COMMISSION EXPIRES: 8/16/14

(AFFIX SEAL)

R-VRES-10-1004

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen W. Grace	Same address (NAME)	
1004 Gillock Street (ADDRESS)	as new owner (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	61-15-294.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we WILLIAM M. STRINE AND WIFE, MONICA STRINE, FKA MONICA E. PITTARD,, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto STEPHEN W. GRACE , _____, hereinafter called the Grantee(s), their heirs and assigns, that 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. 3 ON THE PLAN OF ROSS T. HUGHES SUBDIVISION OF LOT NO. 11 IN PATTERSON AND YOUNG'S SUBDIVISION OF RECORD ON PLAT BOOK 547, PAGE 174, REGISTER'S OFFICE FOR SAID COUNTY TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM M. STRINE, UNMARRIED, AND MONICA E. PITTARD, UNMARRIED, AS TENANTS IN COMMON BY WARRANTY DEED FROM AMANDA COLLEEN WILLIAMS, UNMARRIED, RECORDED ON THE 10TH DAY OF MAY, 2005 IN INSTRUMENT NO. 20050510-0052805, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID MONICA E. PITTARD HAVING SINCE MARRIED AND NOW BEING KNOWN AS MONICA STRINE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 547, PAGE 174; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 1004 Gillock Street, Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20110024741 DEEDWARR
Recvd: 04/27/11 12:58 2 pgs
Fees:13.00 Taxes:499.50
20110427-0032244

Witness my/our hand(s) this 25th day of April, 2011.

William M. Strine by John Gleaves as Attorney in Fact

Monica Strine by John Gleaves as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 25th day of April, 2011, before me personally appeared JOHN GLEAVES to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of William M. Strine and wife, Monica Strine, FKA Monica E. Pittard, and who acknowledged he/she/they executed the same as the free act and deed of the said William M. Strine and wife, Monica Strine, FKA Monica E. Pittard,.

Witness my hand and official seal, this the 25th day of April, 2011.

Notary Public

My Commission Expires: 05-10-12

KAZ SERMSAI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 10, 2012

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

After Recording Return To:
Limestone Title & Escrow, LLC
5409 Maryland Way, Suite 130
Brentwood, TN 37027