03

Realty Title

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $188,900.00.

Rachelle Caudill
Affiant

Subscribed and sworn to me on May 16, 2011.

Diane K. Mann
NOTARY PUBLIC

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

BILL GARRETT, Davidson County
Trans:T20110029897 DEEDWARR
Recvd: 05/19/11 13:51 2 pgs
Fees:13.00 Taxes:698.93
20110519-0038403

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #24970SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
John D. Gresimer, III Jessica E. Gresimer 729 HARPETH PARKWAY W. NASHVILLE, TN 37221	BANK OF AMERICA, N.A. 101 SOUTH TRYON ST. CHARLOTTE, NC 28255	142-14-35

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jennifer Faith Duncan formerly known as Jennifer Thompson, an unmarried woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto John D. Gresimer, III and Jessica E. Gresimer, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Section 1, Harpeth Valley Park, of record in Book 3600, pages 93 & 94, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Darren Thompson and wife, Jennifer Thompson, by Warranty Deed from Prudential Relocation, Inc., a Colorado corporation, of record as Instrument No. 20040806-0095015 in the Register's Office for Davidson County, Tennessee. By Quitclaim Deed of Trust as Instrument No. 20051122-0141030 in said Register's Office, Darren Thompson conveyed all his right, title and interest in said land to Jennifer Thompson.

The conveyance of the above-described parcel of land is subject to the following:

1. 2011 Davidson County taxes which have been prorated by the parties and assumed by the Grantees.
2. Subject to matters shown on Plan of record in Book 3600, pages 93 & 94, in the Register's Office for Davidson County, Tennessee.
3. Subject to Restrictive Covenants and amendments of record in Book 3857, page 858; Book 3866, page 656; Book 4148, page 696; Book 4226, page 825; Book 4237, page 179; Book 4281, page 867; Book 5051, page 92; Book 5197, page 123, and Book 5228, page 718, in said Register's Office.

4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 729 Harpeth Parkway, Nashville, TN 37221.

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 GRANTOR does covenant with the said GRANTEES that she is 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 GRANTOR does further covenant and bind themselves, her heirs and assigns, 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 on May 16th, 2011.

Jennifer Faith Duncan

Jennifer Faith Duncan f/k/a Jennifer Thompson

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 16, 2011, before me personally appeared Jennifer Faith Duncan f/k/a Jennifer Thompson to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on May 16th, 2011.

NOTARY PUBLIC

My Commission Expires: 3-10-2012

RICHARD W. SEBASTIAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Richard W. Sebastian
My Commission Expires
March 10, 2012
STATE OF TENNESSEE