WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JULY, 2011.

Notary Public

MY COMMISSION EXPIRES: ~~July 29, 2013~~ 1-17-12

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20110044872 DEEDWARR
Recvd: 07/25/11 13:53 2 pgs
Fees:13.00 Taxes:647.50
20110725-0056792

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Molly Guest	Pooples Home Equity ~~Molly Guest~~	064160 D 11800 CO
(NAME) 2228 Crescent Valley Lane	2685 N. Mt Juliet Rd (NAME) ~~2228 Crescent Valley Lane~~	
(ADDRESS) Hermitage, TN 37076	Mt Juliet TN 37122 (ADDRESS) ~~Hermitage, TN 37076~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Gregory Grimsley, Jr. and spouse, Jennifer Grimsley, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Molly Guest, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 276 on the Plan of Section Three, Truxton Park of record in Instrument No: 20011024-0116272, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Gregory Grimsley, Jr. and spouse, Jennifer Grimsley, by deed of record in Instrument Number 20020314-0032450, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Section Three, Truxton Park of record in Instrument No: 20011024-0116272, Register's Office for Davidson County, Tennessee. N Subject to Restrictive covenants as shown of record in Instrument No. 20001011-0100896; Instrument No. 20001030-0107559; Instrument No. 20010522-0052910; Instrument No. 20020123-0009419; Instrument No. 20020506-0055597 and Instrument No. 20020718-0086907, said Register's Office of Davidson County, Tennessee. Subject to Storm Water Detention Agreement as shown of record in Instrument No. 20020524-0063322, said Register's Office of Davidson County, Tennessee. Subject to Homeowners Association Charter as shown of record in Instrument No. 20001101-0108603, said Register's Office of Davidson County, Tennessee. Subject to Sewer Easement as shown of record in Instrument No. 20001208-0121300, said Register's Office of Davidson County, Tennessee. Subject to Quitclaim Deed to Homeowners Association as shown of record in Instrument No. 20050311-0027266, said Register's Office of Davidson County, Tennessee. Subject to By-Laws as shown of record in Instrument No. 20001101-0108604, said Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2228 Crescent Valley Lane, Hermitage, TN 37076

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 this 20th day of July, 2011.

Gregory Grimsley, Jr.

Jennifer Grimsley

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gregory Grimsley, Jr. and Jennifer Grimsley , with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 20th day of July, 2011.

Commission expires: July 29, 2013

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

Tahira J. Pyszka Notary Public