WARRANTY DEED

R-VRES-11-907

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $437,000.00

Affiant

Subscribed and sworn to before me this 27th DAY OF July, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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
Jason A. Grissom	SunTrust Mortgage, Inc.	
2812 Butterfield Court	(NAME) 401 Commerce Street, Suite 6100	
(ADDRESS) Columbia, MO 65203	(ADDRESS) Nashville, TN 37219	11801037400
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we WILLIAM J. CHRISTIANSEN, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JASON A. GRISSOM AND WIFE, DANA J. HUGHES, 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 9, MAP OF W. D. GALE'S KIRKWOOD ADDITION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 332, PAGE 76, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM J. CHRISTIANSEN BY WARRANTY DEED FROM ANNE H. DONNELLY, UNMARRIED, RECORDED ON THE 14TH DAY OF JULY, 2006 IN INSTRUMENT NO. 20060714-0085063, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SAID PROPERTY IS NOT THE PRIMARY MARITAL RESIDENCE OF WILLIAM J. CHRISTIANSEN.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD, INCLUDING THOSE LISTED IN PLAT BOOK 332, PAGE(S) 76 AND BOOK 805, PAGE 489, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 907 Knox Avenue, Nashville, Tennessee 37204
(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:T20110046061 DEEDWARR
Recvd: 07/29/11 10:18 2 pgs
Fees:13.00 Taxes:1616.90
20110729-0058153

Witness my/our hand(s) this 27th day of July, 2011.

William J. Christiansen

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William J. Christiansen, the within named bargainor, 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.

Witness my hand and official seal, this the 27th day of July, 2011.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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