BILL GARRETT, Davidson County
Trans:T20120001445 DEEDWARR
Recvd: 01/06/12 12:46 2 pgs
Fees:13.00 Taxes:1831.50
20120106-0001622

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #11-1349

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Brew Grimes, III,** , hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Marshall Taylor, and Anne Taylor, husband and wife,** hereinafter called the **Grantee,** Grantee's 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 part of Lot No. 22 on the plan of Ensworth, as of record in Book 161, pages 136 and 137, Register's Office for Davidson County, Tennessee, being the southerly 100 feet of Lot No. 4 on the Plan of Lynnbrook, not of record, described according to a survey made by Yokley and Waggoner, Engineers, dated November 7, 1949, and revised November 14, 1949, as follows:

Beginning on the westerly margin of Lynnbrook Road, formerly Jordan Avenue, 867.15 feet northerly from the northwest corner of said Lynnbrook Road and Woodmont Boulevard, being the corner of Lot Nos. 3 and 4; thence with the line between said two lots, westwardly 430 feet to a point in the easterly line of Woodmont Park Subdivision, as of record in Book 547, page 148, said Register's Office; thence with said line, North 0 deg. 45 min. East 100 feet to a point 10 feet south of the southwest corner of Lot No. 5; thence eastwardly and parallel with the line between said Lot Nos. 4 and 5, 430 feet to the westerly margin of said Lynnbrook Road; thence with said Road, South 0 deg. 45 min. West 100 feet to the beginning.

Being the same property conveyed to James Brew Grimes, III by deed from Lewis B. Burton dated August 23, 2011, of record as Inst. No. 20110829-0066837, Register's Office for Davidson County, Tennessee and by Will of Virginia Burton Grimes probated as file O5P-569, Probate Court for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 805 Lynnbrook Road, Nashville TN, 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 30th day of December, 2011.

James Brew Grimes, III

State of Tennessee)
County of Davidson)

On this 30th day of December, 2011, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named James Brew Grimes, III , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

Notary Public

My Commission Expires: 7-8-13

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 495,000.00.

X James Brew Grimes III

Affiant

Sworn and subscribed before me on this the 30th day of December, 2011.

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

Notary Public

My Commission Expires: 7-8-13

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Marshall Taylor	OWNER	117-5-32
805 Lynnbrook Road		
Nashville, TN 37215		