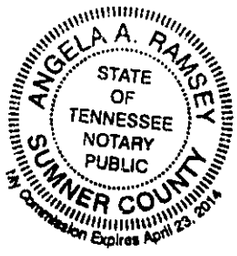
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,931.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF APRIL, 2012.

Notary Public

MY COMMISSION EXPIRES: 4/23/2014
(AFFIX SEAL)

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
Thomas K. Grimes	PRIME LENDING ~~Thomas K. Grimes~~	07507015400
(NAME) 904 Cointreau Drive	(NAME) 18111 PRESTON RD., STE. 900 ~~904 Cointreau Drive~~	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) DALLAS, TX 75252 ~~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, Holly S. Harrison, ~~HEREINAFTER~~ unmarried CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas K. Grimes, 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:

Being Lot No. 179 on the Map of Highlands of Tulip Grove, Section 3, of record in Plat Book 4675, page 140, Register's Office of Davidson County, Tennessee.

* Being the same property conveyed to James E. Harrison and wife, Holly S. Harrison, by deed of record in Book 6750, Page 698, Register's Office for Davidson County County, Tennessee. The Said James E. Harrison having since died. **1/19/2010.**

Subject to all matters as shown on Plan of Highlands of Tulip Grove of record in Plat Book 4675, page 140, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 4793, Page 157, Book 4849, Page 767, Book 5020, Page 58, Book 5028, Page 357, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 904 Cointreau Drive, 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.

Being the same property conveyed to James E. Harrison et ux Beverly A. Harrisonby deed from Sloan Development Company, Inc. dated 1/17/79 recorded 1/18/79 of record in Book 5386, Page 670, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to James E. Harrison by quitclaim deed from James E. Harrison et ux Beverly A. Harrison dated 7/1/1981, recorded 7/13/1981 of record in Book 5786 Page 860, Register's Office for Davidson County, Tennessee.*

BILL GARRETT, Davidson County
Trans:T20120028474 DEEDWARR
Recvd: 04/19/12 09:22 2 pgs
Fees:13.00 Taxes:517.74
20120419-0033407

Witness my hand this 12th day of April, 2012.

Holly S. Harrison

STATE OF TENNESSEE

COUNTY OF Davidson

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

Witness my hand and official seal at Franklin, Tennessee this 12th day of April, 2012.

Commission expires:

Notary Public

Beth Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County