BILL GARRETT, Davidson County
Trans:T20120056134 DEEDWARR
Recvd: 07/31/12 11:10 2 pgs
Fees:13.00 Taxes:593.85

20120731-0067362

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $160,500.00

Affiant

Subscribed and sworn to before me, this 25th day of July, 2012.

Notary Public

My commission expires: 01/07/2013

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Robert V. Grissom	Farmington Financial	**Map\Parcel: 173-09-0-A-310.00CO**
914 Tote Lane	2002 Richard Jones Rd #300A	
Nashville, TN 37211	Nashville, TN 37215	

FOR AND IN 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 ACKNOWLEDGE, WE,

Shelly A. Calahan, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert V. Grissom, a single man

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. 266 on the Plan of Lenox Village, Phase Four, a Planned Unit Development, as of record in Instrument No. 20040806-0094784, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Shelly A. Calahan, unmarried by Warranty Deed from Jack C. Dulaney and wife, Pamela Dulaney of record in Instrument No. 20101029-0086663, Dated October 27, 2010, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Instrument No. 20040806-0094784, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20020315-0032826,and amended in Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20050815-0096405, Instrument No. 20040526-0062220, Instrument No. 20050119-0006853, Instrument No. 20050113-0005133, Instrument No. 20050324-0032209, Instrument No. 20060120-0007914, Instrument No. 20060221-0020352, Instrument No. 20060309-0027423, Instrument No. 20060321-0032303, Instrument No. 20060622-0074677 Instrument No. 20070103-0001284, Instrument No. 20070830-0104306, Instrument No. 20080326-0030439, and Instrument No. 20080403-0033974, Register's Office for DAVIDSON County, Tennessee.
Master Deed of record in Instrument No. 20020315-0032825, and amended in Instrument No. 20021226-0158459, Instrument No. 20040526-0062221, Instrument No. 20060120-0007913, Instrument No. 20060321-0032383, and Instrument No. 20060321-0032382, Register's Office for DAVIDSON County, Tennessee.
Ingress, Egress and Sign Easement of record in Instrument No. 20010103-0000902 and Instrument No. 20010822-0090889, Register's Office for DAVIDSON County, Tennessee.

Charter for Homeowners Association of record in Instrument No. 20020412-0045831 and Instrument No. 20031016-0153550, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 7985, Page 449, Instrument No. 20011129-0130322, Instrument No. 20010918-0100850, Instrument No. 20011106-0121932, Instrument No. 20030923-0140666, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 7361, Page 230 and Instrument No. 20020408-0042676, and Instrument No. 20020628-0078164, Register's Office for DAVIDSON County, Tennessee.
Water Main Easement of record in Instrument No. 20011112-0123853, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions / Master Deed.
Subject to HOA dues, if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to Riparian Rights.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 914 Tote Lane, Nashville, TN 37211.

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 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 my/our hand(s) this 25th day of July, 2012.

Shelly A. Calahan

Shelly A. Calahan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Shelly A. Calahan , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of July, 2012.

Notary Public

My Commission Expires: 9/23/15

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: **120643CD**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027