Please Record and Return To:
Signature Title Services, LLC
505 East Main Street
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is ~~greater, for this transfer~~ is 85,000.00

Affiant

Subscribed and sworn to before me, this 11th day of October, 2012.

Notary Public

My commission expires:
3-01-14

MARY ANNE HARDAWAY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20120079325 DEEDWARR
Recvd: 10/18/12 12:03 2 pgs
Fees:13.00 Taxes:314.50
20121018-0095695

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JOSE A MARTINEZ FLORES	**NEW PENN FINANCIAL, LLC**	**04312001700**
151 RIO VISTA DRIVE	**805 S CHURCH STREET, SUITE 15**	
MADISON, TN 37115	**MURFREESBORO, TN 37130**	

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,

BERT GRIMES, JR. AND WIFE, LETA LUCINDA GRIMES

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

JOSE A MARTINEZ FLORES

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. 1 on the Plan of Final Plat Stone Subdivision of record of record in instrument Number 20041104-0133334, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

BEING THE SAME PROPERTY CONVEYED TO BERT GRIMES JR, MARRIED BY CASH DEED FOR TENNESSEE FROM SECRETARY OF HOUSING AND URBAN DEVELOPMENT DATED 04/29/11 AND RECORDED ON 05/09/11 IN INSTRUMENT NO. 20110509-0035342, SAID REGISTER'S OFFICE FOR SAID COUNTY.

LETA LUCINDA GRIMES, SPOUSE OF GRANTOR, JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HER MARITAL INTERESTS, IF ANY, IN THE SUBJECT PROPERTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (____) property known as 151 RIO VISTA DRIVE, MADISON, TN 37115.

B.G.
L.G.

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 in 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 11th day of October, 2012.

Bert Grimes Jr.

BERT GRIMES, JR.

Leta Lucinda Grimes

LETA LUCINDA GRIMES

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, BERT GRIMES, JR. AND LETA LUCINDA GRIMES, the within named Grantors, 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, at office, this 11th day of October, 2012.

Notary Public

My Commission Expires: 3-01-16

MARY ANNE HARDAWAY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY