THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30841-09-2012**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $515,000.00. Affiant Subscribed and sworn to before me this 15th day of November, 2012. Notary Public My Commission Expires:

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-28-2016

WARRANTY DEED

Address New Owner: Gina Grisham, Steven Grisham 2816 Valley Brook Place Nashville, TN 37215	**Send Tax Bills To:** Synovus Mortgage Corporation 2204 Lakeshore Drive, Ste. 325 Birmingham, AL 35209	**Tax Information:** Map and Parcel No.: 117 090 11500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sarah C. Banko Roberson, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Steven M. Grisham and Gina M. Grisham, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2816 Valley Brook Place, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Marty L. Roberson, spouse of Sarah C. Banko Roberson, joins in the execution of this instrument to convey his marital interest in said property.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of November, 2012.

Sarah C. Banko Roberson

Marty L. Roberson

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Sarah C. Banko Roberson and Marty L. Roberson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of November, 2012.

Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV 3, 2015

BILL GARRETT, Davidson County
Trans:T20120088436 DEEDWARR
Recvd: 11/19/12 15:16 2 pgs
Fees:13.00 Taxes:1905.50

20121119-0106649

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Section II, Blackberry Hollow, of record in Plat Book 5200, page 157, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Martha W. Crafton, married, by deed dated September 16, 2002, from Loren L. Banko and wife, Sarah C. Banko, of record in Instrument No. 20020917-0112943, Register's Office for Davidson County, Tennessee. Martha W. Crafton conveyed an undivided one-half interest, with right of survivorship, to Sarah C. Banko, single, by quitclaim deed of record in Instrument No. 20030106-0002088, said Register's Office. Sarah C. Banko having since married and now being known as Sarah C. Banko Roberson. Martha W. Crafton died on September 22, 2010.

This conveyance is made subject to:

1. Declaration of Covenants, Conditions and Restrictions for Backberry Hollow, Section II, of record in Book 5441, page 160, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
2. All matters appearing on the Plan of record as Book 5200, page 157, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4178, page 88, Register's Office for Davidson County, Tennessee.
4. Easement for sewer of record in Book 3368, page 486, Register's Office for Davidson County, Tennessee.