WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $165,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 19TH DAY OF MARCH, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-P5220 GRINDON JV

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
Steve Grindon and Tonya Grindon	same	146-05-0 023.00
4950 Tyne Valley Blvd.		
Nashville, TN 37220		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MOLLY B. EDMONDSON ROLLINS, A MARRIED WOMAN*

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

STEVE GRINDON AND WIFE TONYA GRINDON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is unimproved property known as 4950 Tyne Valley Blvd., Nashville, TN 37220

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand on the 19th day of March, 2013.

Molly B. Edmondson Rollins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, MOLLY B. EDMONDSON ROLLINS, the bargainor(s), 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 Brentwood, Tennessee, this 19th day of March, 2013.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

BILL GARRETT, Davidson County
Trans:T20130023035 DEEDWARR
Recvd: 03/21/13 09:33 2 pgs
Fees:13.00 Taxes:610.50

20130321-0027909

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 27, TREEMONT, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6250, PAGE 895, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MOLLY B. EDMONDSON ROLLINS BY WARRANTY DEED FROM PHILIP A. EDELMAN AND WIFE, SHIRLEY J. EDELMAN, RECORDED ON THE 16TH DAY OF JULY, 1998 IN DEED BOOK 11023, PAGE 366, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE UNIMPROVED LAND IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

THIS CONVEYANCE IS SUBJECT TO THE MATTERS SET FORTH BELOW, IF ANY, AS WELL AS (1) ALL APPLICABLE ZONING ORDINANCES (2) UTILITY, SEWER, DRAINAGE, AND OTHER EASEMENTS OF RECORD, (3) ALL SUBDIVISION/CONDOMINIUM ASSESSMENTS, COVENANTS, BYLAWS, RESTRICTIONS, DECLARATIONS AND EASEMENTS OF RECORD (AS MAY BE AMENDED OR SUPPLEMENTED), (4) BUILDING RESTRICTIONS, AND (5) ALL OTHER MATTERS OF PUBLIC RECORD.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TREEMONT, as recorded in Plat Book 6250, Page(s) 895-897, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6833, Page 594, Book 6833, Page 601, Book 8259, Page 498 and Instrument Nos. 20051202-0145241, 20061207-0151539 and 20100212-0011250 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws recorded in Book 6833, Page 620 and Instrument Nos. 20061207-0151540 and 20121025-0097770.

f. Charter of Homeowners Association recorded in Book 6833, Page 617, Book 6840, Page 509 and Instrument No. 20061207-0151538.

g. Easement recorded in Book 1066, Page 274.

h. Easement Agreement recorded in Book 6833, Page 633.

i. Charter of Tyne Ridge Court Private Road Association recorded in Book 6833, Page 650.

j. Bylaws of Tyne Ridge Court Private Road Association recorded in Book 6833, Page 653.