BILL GARRETT, Davidson County
Trans: T20130023661 DEEDWARR
Recvd: 03/22/13 12:02 2 pgs
Fees: 13.00 Taxes: 469.90
20130322-0028590

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF March, 2013.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 5-28-13
(AFFIX SEAL)

JESSICA N. BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bonnie R. Grimmett 1413 Market Square Hermitage, TN 37076	NEW OWNER	Map: 086-07 Parcel: 163.00

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 acknowledged, we,

David B. Price and wife, Erin Price

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Bonnie R. Grimmett, unmarried

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. 231, on the Final P.U.D. Plan of Phase V-B, Revised, Jackson's Retreat, of record in Plat Book 6250, Page 905, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to David B. Price, unmarried by Deed from Kristen S. Cox, and husband, Dennis Cox dated April 30, 2009 of record in Instrument No. 20090512-0043786, Register's Office for Davidson County, Tennessee. Erin Price joins in this conveyance for the purpose of conveying any right, title or interest in and to said property which she may have marital or otherwise.

This conveyance is made subject to the following:

1) 2013 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Property is subject to all matters affecting said premises as contained in Plat Book 6250, Page 905, Register's Office for Davidson County, Tennessee.
4) Property is subject to Jackson's Retreat, a Planned Unit Development, Charter of record in Book 5745, Page 283 , Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto in Book 5745, Page 294, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 5741 Page 360, Book 5676 Page 67, and Book 6806 Page 256, said Register's Office.

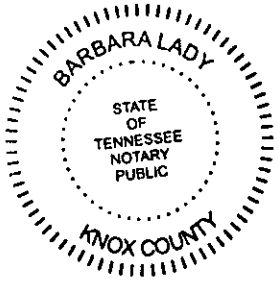
This is improved property known as: 1413 Market Square, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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.

Witness our hand(s) this 11 day of March, 2013.

David B. Price

Erin Price



STATE OF Tennessee
COUNTY OF Davidson knx

Personally appeared before me, David B. Price and Erin Price, with whom I am personally acquainted, (or who 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 this 11 day of March, 2013.

Barbara Lady
NOTARY PUBLIC

My Commission Expires:

3.8.15

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076