File Box 8

BILL GARRETT, Davidson County
Trans:T20130027602 DEEDWARR
Recvd: 04/04/13 14:44 3 pgs
Fees:18.00 Taxes:1165.13
20130404-0033554

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN132821

WARRANTY DEED

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $314,900.00.

Debbie Mann
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2013.

Diane K. Mann
NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan Grace 3572 Fairmeadows Drive Nashville, TN 37211	~~Same address as new owner~~ Military Family Home Loans One Home Campus Des Moines, IA 50328	180040B094.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Fourteen Thousand Nine Hundred and 00/100 Dollars ($314,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MORRIS ALAN GRIMES AND MELISSA C GRIMES, HUSBAND AND WIFE**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **RYAN GRACE, UNMARRIED**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot #152 on the Plan of Brookview Forest, Phase 3, Rev 1, as of record in Plat at Instrument 20051025-0128969, Register's Office for Davidson County, Tennessee, to which said reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Morris Alan Grimes and Melissa C. Grimes, Husband and Wife, by Warranty Deed from Drees Premier Homes, Inc, dated 3/30/2007, recorded 4/3/2007, of record in Instrument 20070403-0039678, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3572 Fairmeadows Drive, Nashville, TN 37211

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 28th day of March, 2013.

Morris Alan Grimes by David Webber, Attorney in fact

MORRIS ALAN GRIMES, BY DAVID WEBBER, ATTORNEY IN FACT

Melissa C Grimes by David Webber, Attorney in Fact

MELISSA C GRIMES, BY DAVID WEBBER, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Morris Alan Grimes and Melissa C Grimes, 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 and seal, this the 28th day of March, 2013.

ARTRINNA D. MINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 7, 2014

Artrinna D Minnis
Notary Public

Artrinna D Minnis
Printed Notary Name

My commission expires: 7-7-2013

See Attached

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **David Webber.** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Morris Alan Grimes and Melissa C. Grimes,** as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of April, 2013

ARTRINNA D. NINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 7, 2014

Artrinna D. Ninnis
Notary Public

My Commission Expires: 7-7-2014

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

, Affiant

Sworn to and subscribed before me this 2nd day of April, 2013

Artrinna D Nin
Notary Public

My Commission Expires: 7-7-2014

ARTRINNA D. NINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 7, 2014