Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path, Ste. C
Hendersonville, TN 37075
File No. 13-3030T

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$170,000.00**

Affiant

BILL GARRETT, Davidson County
Trans:T20130035336 DEEDWARR
Recvd: 04/30/13 09:25 2 pgs
Fees:13.00 Taxes:629.00
20130430-0042764

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th day of April, 2013.

Notary Public
Commission Expiration: 11-22-2014

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP-PARCEL:**
Donnie Allen 4800 Sierra Drive Old Hickory, TN 37138	Donnie Allen 4800 Sierra Drive Old Hickory, TN 37138	06505004600

WARRANTY DEED

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

Ronald T. Grisham and Kristina A. Grisham,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Donnie Allen,

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND OR ITS ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND **PREDOMINATELY** IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying PREDOMINATELY in Davidson County, and PARTIALLY in Wilson County, Tennessee, being all of Lot No. 462, on the plan of Sherwood Forest, Section 4, as shown on plat of record filed in Plat Book 4460, Pages 182 and 183, and as amended in Plat Book 9384, Page 389, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Ronald T. Grisham and Kristina A. Grisham by Warranty Deed dated December 28, 2001 from Clegg W. Blakely and Billie Sue Blakely, and filed of record on January 8, 2002, in Instrument Number 20020108-0002476 in the Register's Office for Davidson County Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is **improved** property known as: **4800 Sierra Drive, Old Hickory, TN 37138**

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 or our assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 25 day of April, 2013.

Ronald T. Grisham by Kristina A. Grisham, his Attorney in Fact

Kristina A. Grisham

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 **Kristina A. Grisham,** the bargainor 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 on behalf of **Ronald T. Grisham** and acknowledged that she, as said power of attorney executed the same as her free act and deed by virtue of an instrument of record in Instrument No. 20130430.0042763 in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 25 day of April, 2013.

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 9, 2014

Notary Public
Commission Expiration:

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 **Kristina A. Grisham** the bargainor 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 this 25 day of April, 2013.

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 9, 2014

Notary Public
Commission Expiration: