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WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130077653 DEEDWARR
Recvd: 09/09/13 08:47 2 pgs
Fees:13.00 Taxes:811.41
20130909-0094612

KATHY JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of September, 2013.

Notary Public

MY COMMISSION EXPIRES: 12-22-13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Torrey S. Grimes	**Gardner Financial Services, LTD.**	155-00-O-137.00
(NAME)	(NAME)	
8320 Collins Road	**3503 Paesanos Parkway**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-3903	**San Antonio, TX 78231**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Troy DeMonbreun and wife, Lori DeMonbreun**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Torrey S. Grimes and Kristy D. Carroll, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, state of Tennessee, described as follows, to-wit: That certain land in the 9th Civil District of Davidson County, Tennessee, described partly according to a survey made by Hickerson and Smith Engineering Company, dated April 26, 1965, as follows: Beginning at a point in the northerly margin of Collins Road 300 feet east of the southwest corner of the property conveyed to Grantor and the southeast comer of the property of now or formerly of Kempkau and at the southeast corner of the property conveyed to J.J. Foley, Jr Trustee, by deed of record in Book 3904, Page 553, Register's Office; thence with said Foley Trustee's east line north 3 degrees 19 minutes east 1855 feet, more or less, to a point in the southerly line of the Claxton property, Foley Trustee's northeast corner and 341.1 feet east of Grantor's original northwest corner; thence with Claxton's south line south 88 degrees 30 minutes east 120 feet to a point; thence southerly and parallel to said Foley's Trustee's east line south 3 degrees 19 minutes west 1855 feet, more or less, to a point in the northerly margin of Collins Road; thence with said margin of said road north 86 degrees 41 minutes west 120 feet to the point of beginning, containing 5.12 acres, more or less.

Being the same property conveyed to Troy DeMonbreun and wife, Lori DeMonbreun by Deed from Beverly June Thacker and Ernest B. Thacker and his wife, Patricia B. Thacker (a life estate), dated 07/07/1998 and filed for record on 07/21/1998 in Book 11028, Page 340, Register's Office for Davidson County, Tennessee.

All matters set out in document including but not limited to an Easement of record in Book 3916, Page 349, said Register's Office.

Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or the above described legal description. The Company does not represent or insure the area, square footage, or acreage of the land.

All matters shown on the survey dated April 26, 1965 by Hickerson and Smith Engineering Co..

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 8320 Collins Road, Nashville, TN 37221-3903
(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 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 our hands this 5th day of Sept., 2013

Troy DeMonbreun

Lori DeMonbreun

State of Tennessee
County of Wilson

Personally appeared before me Troy DeMonbreun and Lori DeMonbreun, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of September, 2013.

Notary Public
My Commission Expires: 12-22-13

KATHY JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122