This Instrument Prepared By:
Thomas I. Bottorff, Attorney
2 Cadillac Drive
Brentwood, TN 37027

BOX 50-B
~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

ADDRESS NEW OWNER:
Peggy D. DePriest
225 Boxmere Place
Nashville, Tennessee 37215

SEND TAX BILL TO:

MORTGAGEE:
FRANKLIN AMERICAN MORTGAGE
501 CORPORATE CTR DR #400
FRANKLIN, TN 37067

MAP	**131-6**
GROUP	**E**
PARCEL	**225.00co**

BILL GARRETT, Davidson County
Trans:T20130079206 DEEDWARR
Recvd: 09/12/13 12:45 3 pgs
Fees:18.00 Taxes:851.00
20130912-0096345

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Michael Grimes and wife, Dixie Grimes,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Peggy D. DePriest**, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 225 on the Plan of Burton Hills, Village of Boxmere, Phase 1, a condominium, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, of record in Plat Book 6250, page 284 and amended in Book 6250, page 649, and as established by a Master Deed of record in Book 6666, page 749, as amended in Book 6824, page 308, Book 6908, page 738, Book 6921, page 226, Register's Office, Davidson County, Tennessee, together with the undivided percentage Interest in the Common Elements appurtenant to said unit as set forth in Exhibit "C" of said Master Deed, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael Grimes and wife, Dixie Grimes by deed dated November 14, 2002 from Denise M. Tschida of record in Instrument no. 20021120-0144101, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **225 Boxmere Place, Nashville, Tennessee 37215.**

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, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 hands this the 6th day of **September, 2013.**

Michael Grimes

Dixie Grimes

STATE OF TEXAS
COUNTY OF

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Michael Grimes and wife, Dixie Grimes**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 6th day of September, 2013.

NOTARY PUBLIC

My Commission Expires: 5-3-16

ROBERT M. LOFFI NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $230,000.00.

AFFIANT

Subscribed and sworn to before me on this 10th day of September, 2013.

NOTARY PUBLIC

My Commission Expires: 1-9-16

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN