WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130098880 DEEDWARR
Recvd: 11/21/13 10:08 2 pgs
Fees:13.00 Taxes:740.00
20131121-0119976

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Demelza Anne Rabbitt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 05/20/2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Demelza Anne Rabbitt	Gardner Financial Services, Ltd. D/B/A Legacy Mutual Mortgage	141-11-OA-043.00
(NAME)	(NAME)	
7544 Rolling River Parkway	3503 Paesanos Parkway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	San Antonio, TX 78231-1225	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Seth Grimenstein and Jamie B. Grimenstein, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Demelza Anne Rabbitt, 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:

Land in Davidson County, Tennessee, being Lot No. 184 on the Plan of Rolling River Estates, Phase IV, of record in Book 5200, Page 184 and 185, said Register's Office to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Seth Grimenstein and Jamie B. Grimenstein, husband and wife, by deed of record in Instrument Number 20090416-0034625, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Rolling River Estates, Phase IV, of record in Book 5200, Page 184 and 185, Register's Office for Davidson County, Tennessee. Easement of record in Book 4259, Page 651, Register's Office for Davidson County, Tennessee. Subject to all matters on plat of record in Book 5200, Pages 184 and 185, Register's Office for Davidson County, Tennessee. There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of Rolling River Estates, Phase IV, as said areas are set forth and defined in Restrictions of Record in Book 4788, Page 950; Book 4871, Page 640, Book 4892, Page 689, Book 5463, Page 238; By Laws of record in Book 4892, Page 679; and Charter of record in Book 4892, Page 671, and amended in Book 8276, Page 552; Register's Office for Davidson County to which reference is hereby made for more particulars.

unimproved ☐

This is improved ☒ property, known as 7544 Rolling River Parkway, Nashville, TN 37221

(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 hands this 15th day of November, 2013.

Seth Grimenstein

Jamie B. Grimenstein

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Seth Grimenstein and Jamie B. Grimenstein, 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 official seal at Franklin, Tennessee this 15th day of November, 2013.

Commission expires:

Notary Public