THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14030337** BILL GARRETT, Davidson County Trans:T20140021538 DEEDWARR Recvd: 04/01/14 08:15 2 pgs Fees:13.00 Taxes:749.25 20140401-0026584	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $202,500.00. Affiant Subscribed and sworn to before me, this 28th day of March, 2014. Notary Public My Commission Expires: _____ RACHEL NEAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 3, 2017

WARRANTY DEED

Address New Owner: James B Grimes, III 6447 Charlotte Road Cir Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 102-08-0-007.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephen L. Force, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James B Grimes, III, a single man** ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 7, SECTION 1, HORTON HEIGHTS, as shown on plat of record in Plat Book 2133, Page 28, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Michael L. Yarlett, Sr., unmarried to Stephen L. Force, an unmarried person as recorded on the 6th day of March, 2013 in Instrument No. 20130306-0022483; Quitclaim Deed from Gidget S. Yarlett, a/k/a Gidget Suszanne Yarlett to Michael L. Yarlett, Sr. as recorded on the 2nd day of August, 2011 in Instrument No. 20110802-0059331 and Warranty Deed from Margaret L. Winton and husband, Horace Winton, Jr. to Michael L. Yarlett, Sr. and Gidget S. Yarlett, husband and wife as recorded on the 26th day of August, 1998 in Deed Book 11082, Page 606, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 1, HORTON HEIGHTS, as recorded in Plat Book 2133, Page(s) 28.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2135, Page 118.

This is improved property located at 6447 Charlotte Road Cir Nashville TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of March, 2014.

Stephen L. Force

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen L. Force, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of March, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014