WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140031561 DEEDWARR
Recvd: 05/07/14 11:31 2 pgs
Fees:13.00 Taxes:177.60
20140507-0038958

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,001.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF April, 2014.

Notary Public

MY COMMISSION EXPIRES: 11.6.17
(AFFIX SEAL)

GREG FAIRBETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 58 Music Square West, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick Clopton	Owner	052-08-0-137.00
(NAME)	(NAME)	
1521 Meadow Bend Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,THAT SHIRLEY EDNA GRIMES, TRUSTEE FOR THE WIILIAM LOUIS GRIMES AND SHIRLEY EDNA GRIMES REVOCABLE LIVING TRUST, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PATRICK CLOPTON, AN UNMARRIED MAN, 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(s) 6-A, Zone Lot Division, Lots 5 and 6, Meadow Bend, of record in Book 6200, page 238, in the Register's Office, Davidson County, Tennessee.

Being the same property conveyed to SHIRLEY EDNA GRIMES, TRUSTEE FOR THE WILLIAM LOUIS GRIMES AND SHIRLEY EDNA GRIMES REVOCABLE LIVING TRUST, by deed from WILLIAM L. GRIMES AND WIFE, SHIRLEY EDNA GRIMES, of record in Book 11640, page 135, dated March 11, 1999, said Register's Office.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 1521 Meadow Bend Drive (House Number) (Street) Madison (P.O. Address) TN (City or Town) 37115 (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 8 day of April, 2014.

William Louis Grimes and Shirley Edna Grimes
Revocable Living Trust

By: _____
Shirley Edna Grimes, Trustee

Shirley Edna Grimes Trustee

Shirley Edna Grimes, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Shirley Edna Grimes, as Trustee for the William Louis Grimes and Shirley Edna Grimes Revocable Living Trust, 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 the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8 day of April, 2014.



Notary Public

My Commission Expires: