BILL GARRETT, Davidson County
Trans:T20140032526 DEEDWARR
Recvd: 05/12/14 09:21 2 pgs
Fees:13.00 Taxes:351.50

20140512-0040164

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $95,000.00

Affiant

Subscribed and sworn to before me, this 8th day of May, 2014.

Notary Public
My commission expires: 3/4/15

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

03-1404-38159

Address of New Owner:	Send Tax Bills to:	Tax Information
Brad Michael Hill	Avenue Bank	092-02-0-378.00
2301 Warfield Lane	3823 Cleghorn Avenue	
Nashville TN 37215	Nashville, TN 3721Br5	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jason W. Grimm, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Brad Michael Hill**, hereinafter called the Grantees, their successors 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. 3 of Block 1, on the Plan of Heffernan Place, of record in Book 161, Page 138, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jason W. Grimm, an unmarried man by deed from Terry Holleman and wife, Debbi Holleman, and Michael Dietrich and wife, Paige Dietrich, dated February 28, 2007, recorded March 13, 2007, of record in Instrument No. 20070313-0030806, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2405 Meharry Blvd., Nashville, TN 37208

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 8th day of May, 2014.

Jason M. Grimm

STATE OF WASHINGTON
COUNTY OF King

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jason M. Grimm, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Seattle, WA, this 7th day of May, 2014.

Notary Public

My Commission expires: March 13, 2017

