WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/27/14 07:50 2 pgs
Fees:13.00 Taxes:647.50
20140527-0044961

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $175,000.00.

Affiant

Subscribed and sworn to before me this 23rd day of May, 2014

Notary Public
My Commission expires: 8/19/14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jona Realty, LLC	SAME	072-11-0-111.00
2020 Fieldstone Parkway, Suite 900-306		
Franklin, TN 37069-4337		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Linella Grimm**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jona Realty, LLC, a Tennessee limited liability company**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 154 on the Map Showing Subdivision of The Waters Place on Maxey Lane as of record in Book 332, Pages 136 and 137, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Cecil Grimm, Sr. from Philip N. Brownstein as Federal Housing Commissioner of record in Book 3710, Page 521, Register's Office for Davidson County, Tennessee. Cecil Grimm, Sr. has since died. By Affidavit of Heirship recorded as Instrument Number 20090713-0065374, Register's Office for Davidson County, Tennessee, the following individuals were established as the heirs of law of Cecil Grimm, Sr: Peggy Grimm Hutchings, James Grimm, Charles Grimm, Linella Grimm, Cecil Bert Grimm III, Camilla Grimm, Pamela Grimm, Valencia Grimm, Kerry Grimm and Edsel Lynette Wright. Further conveyed to Linella Grimm from Peggy Grimm Hutchings, heir of law of Cecil Grimm, Sr., by Quitclaim Deed on July 21, 2009, of record in Instrument Number 20091105-0102501, Register's Office for Davidson County, Tennessee. Further conveyed to Linella Grimm from James Grimm, heir at law of Cecil Grimm, Sr., by Quitclaim Deed on October 29, 2009, of record in Instrument Number 20091105-0102502, Register's Office for Davidson County, Tennessee. Further conveyed to Linella Grimm from Charles Grimm, heir at law of Cecil Grimm, Sr., by Quitclaim Deed on July 16, 2009, of record in Instrument Number 20091105-0102503. Further conveyed to Linella Grimm from Cecil Burt Grimm III, heir at law of Cecil Grimm, Sr., by Quitclaim Deed on August 10, 2009, of record in Instrument Number 20091105-0102504, Register's Office for Davidson County, Tennessee. Further conveyed to Linella Grimm from Camilla Grimm, heir of law of Cecil Grimm, Sr. by Quitclaim Deed on August 9, 2009, of record in Instrument Number 20091105-0102505, Register's Office for Davidson County, Tennessee. Further conveyed to Linella Grimm from Pamela V. Grimm, heir of law of Cecil Grimm, Sr., by Quitclaim Deed on July 15, 2009, of record in Instrument Number 20091105-0102506, Register's Office for Davidson County, Tennessee. Further conveyed to Linella Grimm from Valencia Grimm, heir of law at Cecil Grimm, Sr., by Quitclaim Deed on July 20, 2009, of record in Instrument Number 20091105-0102507, Register's Office for Davidson County, Tennessee. Further conveyed to Linella Grimm from Edsel Lynette Wright, heir of law at Cecil Grimm, Sr., by Quitclaim Deed on July 16, 2009, of record in Instrument Number 20091105-0102509, Register's Office for Davidson County, Tennessee. Further conveyed to LITTLE TN PROPERTIES, LLC from GRIMM, LINELLA by Final Degree Confirming Sale on September 13, 2013, of record in Instrument Number 20131007-0105189, Register's Office for Davidson County, Tennessee. Property was redeemed by Linella Grimm evidenced by Decree for Redemption, Davidson County Chancery Court, Tennessee, Case No. 13-299-II, of record in Instrument Number 20140512-0040588, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 in the estimated amount of $715.79 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 072-11-0-111.00, which are not due until 10/1/2014.
- Subject to all matters as shown on the Plan of record in Plat Book 332, Pages 136 and 137, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2426 Branch Street, Nashville, TN 37204**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple

forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 23, 2014.

Linella Grimm

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Linella Grimm** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 23, 2014

My commission expires 8/19/14

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE