WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

R-BR-14-804

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Pennington D. Grubb and Shannon D. Grubb	Franklin American Mortgage Company	
(NAME)	(NAME)	
804 Millbrook Circle	**501 Corporate Centre Drive**	**155-15-A-120.00 CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **MARLENE SHEA, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **PENNINGTON D. GRUBB AND SHANNON D. GRUBB, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 120, STONEMEADE, SECTION II, as shown on plat of record in Plat Book 7900, Page 525, 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 to Marlene Shea, unmarried by Warranty Deed from Mohammad Bodruzzaman and wife, Selina Bodruzzaman, recorded on the 2nd day of May, 2007 in Instrument No. 20070502-0052583, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- Plat recorded in Plat Book 7900, Page(s) 525, said Register's Office.
- Boundary Plat recorded in Plat Book 6900, Page 799.
- Instruments of record in Book 7701, Page 290, reaffirmation in Book 8349, Page 43, amended in Book 8517, Page 992 and Book 8810, Page 840, said Register's Office.
- Charter of Stonemeade Homeowners Association recorded in Book 7920, Page 728.
- Easement for Public Utilities, recorded in Book 9740, Page 967.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **804 Millbrook Circle, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20140053257 DEEDWARR
Recvd: 07/23/14 13:24 2 pgs
Fees:13.00 Taxes:1100.75
20140723-0065472

Witness my/our hand(s) this the 18th DAY OF JULY, 2014.

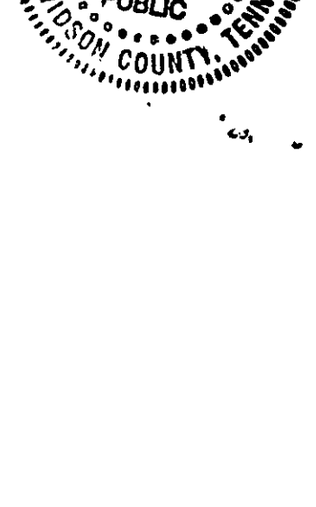
Marlene Shea

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARLENE SHEA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of July, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212