File No.: 14083072

WARRANTY DEED

MELANIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of October, 2014.

Notary Public

MY COMMISSION EXPIRES: 1/19/15

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20140078596 DEEDWARR
Recvd: 10/20/14 08:52 2 pgs
Fees: 13.00 Taxes: 869.50

20141020-0096250

THIS INSTRUMENT WAS PREPARED BY
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Grimwood	iServe Residential Lending	173 00 0 092.00
(NAME)	(NAME)	
5571 Pettus Rd.	13520 Evening Creek Dr N 400	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Diego, CA 92128	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Lee Smith and Jane Smith**, husband and wife, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **David Grimwood and Katrina Grimwood**, husband and wife, and **Jonathan M. Grimwood**, 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 designated as Lot No. 5 on the unrecorded plat dated December 5, 1963, prepared by William Collier Parrish Associates, Civil Engineers, and described as follows:

SAID Lot No. 5 fronts 197 feet, more or less on the south side of Pettus Road and runs back in a southerly direction between parallel lines showing 685 feet, more or less, on the east line and 665 feet more or less, on the west line, and 195 feet, more or less, on the west line, and 195 feet, more or less at the rear. Being a tract or parcel of land located in Davidson County, Tennessee, said tract being the same property conveyed to John L. Smith and wife, Jane Smith by deed of record in Book 5504, page 477, RODC, and being more particularly described as follows: Beginning at a point in the southerly right of way line of Pettus Road, said point being the northwesterly corner of property conveyed to Prentice G. Goodwin and wife, Beulah N. Goodwin by deed of record in Book 5659, page 948, RODC, and being the northeasterly corner of this tract, Thence, with the westerly line of the aforementioned Prentice G. Goodwin property S 2 deg. 50 min. 00 sec. W, 678.80 feet to an existing iron pin, Thence, leaving said line with the northerly line of property conveyed to Melinda J. Gathers and David L. Jones by quitclaim deed of record as Instr. #20011015_0111813, RODC, N 89 deg. 00 min. 19 sec. W, 192.44 feet to an existing iron pin, Thence, leaving said line with the easterly line of the aforementioned Gathers property and the easterly line of property conveyed to The Roman Catholic Diocese of Nashville, Tennessee by deed of record as Instr. #20020913_0111953, RODC, N 2 deg. 50 min. 00 sec. E, 664.85 feet to an existing iron pin located in the southerly right of way line of Pettus Road, Thence, leaving said line with the southerly right of way line of Pettus Road and a curve to the left 193.58 feet, said curve having a central angle of 08 deg. 36 min. 09 sec, a radius of 1,289.30 feet, and a chord of N 86 deg. 51 min. 35 sec. E, 193.40 feet to an iron rod (new) and the point of beginning. Containing 128,755 square feet or 2.956 acres, more or less.

Being the same property conveyed to John Lee Smith and wife, Jane Smith, by Warranty Deed dated 09/21/1979 and filed for record on 09/25/1979 in Book 5504, page 477, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters shown on survey dated December 5, 1963 by William Collier Parrish Associates, Civil Engineers; Easement for the flow of Mill Creek, as much as thereon may flow from time to time; Right of Way for Pettus Road, as much as therein may lie.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 5571 Pettus Rd., Antioch, TN 37013

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 hand this 16th day of October, 2014.

John Lee Smith

John Lee Smith

Jane Smith

Jane Smith

State of Tennessee
County of Davidson

Personally appeared before me John Lee Smith and Jane Smith with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of October, 2014.

Notary Public
My Commission Expires: 1-6-15

RETURN TO:
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130
File No.: 14083072

Jay H. Smith
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County