Davidson County DEEDWARR
Recvd: 04/16/15 10:47 4 pgs
Fees:23.00 Taxes:492.10
20150416-0033642

THIS INSTRUMENT PREPARED BY:
DAVID A. CHILDRESS, P.C.
ATTORNEY AT LAW
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235
Return To: 15002504
Allegiance Title of TN, LLC
278 Doug Warpoole Road
#218
Smyrna, TN 37167

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $133,000.

Dan R. Childress
AFFIANT

Subscribed and sworn to before me this 15th day of April, 2015.

Candace Holland
Notary Public
My Commission Expires: 11-30-18

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY CANDACE HOLLAND

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Jason H. Grissom, et ux 811 Beazer Lane Antioch, TN 37013	Franklin American Mtg Co 501 Corporate Centre Drive, Suite 400 Franklin, TN 37067	163-11-0C-057.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the undersigned, **DAVID A. CHILDRESS, Successor Trustee of the Charles G. and Carolyn L. Oakes Revocable Trust Dated January 25, 2012** (herein referred to as "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **JASON H. GRISSOM** and **KATHERINE E. GLASSCO,** husband and wife (herein referred to as "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land located in **Davidson** County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 57, as shown on the map entitled Revised Bell Forge Village III, Section Five, of record in Book 6900, Page 632, revising Plat Book 6900, Page 287 and corrected by Surveyors Certificate of Correction in Book 7524, Page 552, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CHARLES G. OAKES AND WIFE, CAROLYN L. OAKES, by deed from GRACE A. BUICE, UNMARRIED, of record in Book 9868, Page 38, dated November 17, 1995. CHARLES G. OAKES AND WIFE, CAROLYN L. OAKES have since conveyed their interest in said property to CHARLES G. OAKES AND CAROLYN L. OAKES, TRUSTEES, AND ANY SUCCESSOR TRUSTEES THERETO, OF THE CHARLES G. AND CAROLYN L.

OAKES REVOCABLE TRUST DATED JANUARY 25, 2012 by quitclaim deed of record in instrument No. 20120126-0007333, dated January 25, 2012, said Register's Office.

THIS conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or right of ways for public utilities that appear in the appropriate public record.

1. General or special taxes and assessments required to be paid in the year 2015 (which have been prorated and assumed by Grantee) and subsequent years.

2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions for Bell Forge Village, Phase III, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7461, Page 530, amended in Book 7464, Page 967, Book 7508, Page 659 and in Instrument No. 20010627-0068130, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions for Bell Forge Village Umbrella Association, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7224, Page 209, said Register's Office.

4. Amendments to the By-Laws of Bell Forge Village III Homeowners Association of record in Book 11348, Page 899, Instrument No. 20010627-0068129, and in Instrument No. 20050810-0094532, said Register's Office.

5. Agreement for Use of Dumpster Facility of record in Book 7224, Page 195, said Register's Office.

6. Easement Agreement of record in Book 7224, Page 246, said Register's Office.

BEING improved property, known as 811 Beazer Lane, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEES, GRANTEES' heirs and assigns, forever; and GRANTOR does covenant with the said GRANTEES that GRANTOR is lawfully seized and possessed of said land in fee simple; has a good right to convey it; and the same is unencumbered, unless otherwise herein set forth. GRANTOR does further covenant and bind itself, it's successors and/or assigns, to warrant and forever defend the title to said land to the said GRANTEES, their heirs and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 15th day of April, 2015.

David A. Childress, Successor Trustee
DAVID A. CHILDRESS, SUCCESSOR TRUSTEE

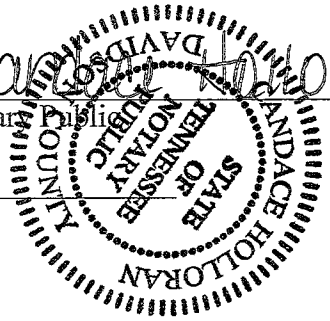
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, **David A. Childress, Successor Trustee of the Charles G. and Carolyn L. Oakes Revocable Trust Dated January 25, 2012,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument as trustee for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of April, 2015.

Notary Public

My Commission Expires: 11-3-15



True Copy Certification

I, Nikki McKinney, 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 Tennessee

County of Rutherford

Personally appeared before me, Heather Lee, a notary public for this county and state, Nikki McKinney who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/18/2017
Notary' Seal (if on paper)

