BILL GARRETT, Davidson County
Trans:T20150037013 DEEDWARR
Recvd: 05/13/15 10:32 2 pgs
Fees:13.00 Taxes:558.70
20150513-0043833

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,000.00

Affiant

Subscribed and sworn to before me, this 11TH DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 11-3-15 (AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Purvis and Rizza Badua Purvis, husband and wife	First Liberty Financial Group, LLC (NAME)	00200003200002
168 East End Road (ADDRESS)	9520 Ormsby Station Road #20 (ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Louisville, KY 40223 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Christina Brasel Grimes and husband, Jeffrey Grimes, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Brian Purvis and Rizza Badua Purvis, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

ACCORDING TO THE DEED RECORDED IN BOOK 918, PAGE 63, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE:

BEGINNING AT A POINT IN THE CENTER OF A ROAD ABOUT 4 FT. N.E. FROM A STONE; THENCE WITH SAID ROAD, S. 55 1/4 E. 10 P TO A POINT IN SAID ROAD; THENCE S. 72 DEG. E. 8 28/100 P. TO A POINT IN SAID ROAD; THENCE S. 2 3/4 W. 8 P. TO A POINT; THENCE N. 84 1/4 W. 24 1/5 P. TO A STONE; THENCE N. 22' E. 15 P. TO THE BEGINNING CONTAINING ABOUT 1 1/2 ACRES TO THE SAME MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO CHRISTINA BRASEL, A SINGLE WOMAN, BY DEED FROM JOHN COLEMAN AND WIFE, KATHY COLEMAN, OF RECORD BY INSTRUMENT NO. 20100630-0051033, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

JEFFREY GRIMES JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ALL RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERTY, MARITAL OR OTHERWISE.

CHRISTINA BRASEL GRIMES EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF JEFFREY GRIMES, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20150513-0043832, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 168 East End Road, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

WARRANTY DEED
(Continued)

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 my/our hand(s) this 11th day of May, 2015.

Christina Brasel Grimes

Christina Brasel Grimes

Jeffrey Grimes by Christina Brasel Grimes, Attorney-in Fact

Jeffrey Grimes by Christina Brasel Grimes,
Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and seal, this 11th day of May, 2015.

Mary Birthright

Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

On this 11th day of May, 2015, before me, a Notary Public, in and for said County and State, personally appeared Christina Brasel Grimes, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jeffrey Grimes, acknowledged that such persons executed the same as the free act and deed of the said Jeffrey Grimes.

Witness my hand and seal, this 11th day of May, 2015.

Mary Birthright

Notary Public

My commission expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072