WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

G-VRES-15-300

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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)
Betsy P. McMillan	New Owner	
(NAME) **300 West Lincoln Park**	(NAME)	**042-09-0A-011.00**
(ADDRESS) **Madison, TN 37115**	(ADDRESS)	
(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 **DANIEL SEAN SPOHR GRIMES AND SPOUSE, NATHAN GRIMES,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BETSY P. MCMILLAN, AN UNMARRIED WOMAN AND MARCELO CORTES, AS TENANTS IN COMMON WITH THE RIGHTS OF SURVIVORSHIP.,** 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 No. 11, The Resubdivision of Lots 9, 10 & 11 Lincoln Park of record in Plat Book 8250, Page 34, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Daniel Sean Spohr by Warranty deed from Mary Kimberly Harrison, Walter Robert Locke and wife, Dorothy Virginia Locke, tenants in common with right of survivorship of record in Instrument No. 20071204-0140513 Register's Office for Davidson County, Tennessee, dated November 30, 2007 and recorded on December 4, 2007.

Daniel Sean Spohr having since married and is now known as Daniel Sean Spohr Grimes. Daniel Sean Spohr and Daniel Sean Spohr Grimes are one and the same person. Nathan Grimes joins in this conveyance to convey any and all marital interest he may have to said property.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 101, as amended in Plat Book 8250, page 34, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8072, Page 568, Register's Office for Davidson County, Tennessee.
- By Laws of Lincoln Park of record in Book 8097, Page 563, in the Register's Office for Davidson County, Tennessee.
- Charter for Lincoln Park HOA of record in Book 8105, Page 521, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for common areas to Lincoln Park HOA of record in Book 8261, Page 250, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **300 West Lincoln Park , Madison, Tennessee 37115**.

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:T20150079435 DEEDWARR
Recvd: 09/18/15 09:18 2 pgs
Fees:13.00 Taxes:662.30
20150918-0094788

Witness my/our hand(s) this the 10th DAY OF SEPTEMBER, 2015.

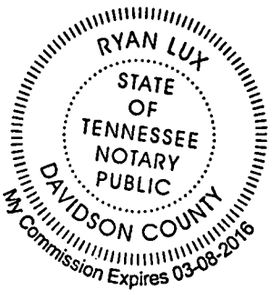
Daniel Sean Spohr Grimes

Nathan Grimes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIEL SEAN SPOHR GRIMES, 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 10th of September, 2015.

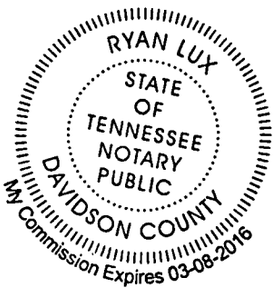


Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN GRIMES, 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 10th of September, 2015.



Notary Public
My Commission Expires: _____
(SEAL)

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