BILL GARRETT, Davidson County
Trans:T20150082435 DEEDWARR
Recvd: 09/28/15 14:40 2 pgs
Fees:13.00 Taxes:499.50
20150928-0098400

Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$135,000.00
X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
24th day of September 2015.
_____
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 9-11-17
(AFFIX SEAL)

SEAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John A. Hlad 3317 Oak Timber Drive Antioch, TN 37013	Primary Residential Mtg 1480 N 2200 West Salt Lake City, UT 84116	150-10-176.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Heather Grimes, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

John A. Hlad, a single man

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:

Being Lot No. 29, on the Plan of Section Two, Lake Towne Park, of record in Plat Book 6900, Page 111, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Heather Bates and Peggy Bates by Warranty Deed from Jason A. Tucker and wife, Melissa C. Tucker, dated July 25, 2003, of record in Instrument Number 20030804-0109954, Register's Office for Davidson County, TN. Property now vests in Heather Grimes, married by Quitclaim Deed from Peggy Bates, unmarried, dated August 24, 2015, of record in Instrument Number 20150826-0086206, Register's Office for Davidson County, TN. Heather Grimes and Heather Bates are one and the same person. Kevin Grimes joins in this conveyance for the purpose of conveying any right, title, and interest in and to said property which he may have marital or otherwise.

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 6900, Page 111, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 7030, Page 566, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **3317 Oak Timber Drive, Antioch, TN 37013**
(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 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(s) this 24th day of September, 2015.

Heather Grimes

Kevin Grimes

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Heather Grimes and Kevin Grimes, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of September, 2015.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076