WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160018970 DEEDWARR
Recvd: 03/08/16 14:42 2 pgs
Fees:13.00 Taxes:1191.40
20160308-0022214

O-VRES-16-1100-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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)
Heidi Alicia Tieslau	**Farmington Mortgage, a Division of CapStar Bank**	
(NAME)	(NAME)	
1100 N 7th Street	**2002 Richard Jones Road, Suite 300A**	**082-04-0-029.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207-5738	**Nashville, TN 37215**	
(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 **DEBRA GRIMES, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **HEIDI ALICIA TIESLAU, AN UNMARRIED WOMAN,** 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 the Southerly 12 feet of Lot No. 220 and all of Lot No. 221 on the Plan of Oakwood Park, of record in Plat Book 421, Page 12, in the Register's Office for Davidson County, Tennessee.

Said part of Lot 220 and all of Lot 221 front together 43 feet on the Westerly side of North 7th Street, and run back between parallel lines with the Northerly margin of Evanston Avenue 165 feet to an alley.

Being the same property conveyed to Debra Grimes, an unmarried woman by Warranty deed from George Brandt, a married man and Eric Sox, a married man of record in Instrument No. 20140224-0015367 Register's Office for Davidson County, Tennessee, dated February 21, 2014 and recorded on February 24, 2014.

This conveyance is subject to:
- Taxes for the year 2016 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 12, 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: **1100 N 7th Street, Nashville, Tennessee 37207-5738**.

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.

Witness my/our hand(s) this the 7th DAY OF MARCH, 2016.

Debra Grimes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBRA 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 7th of March, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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