WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES: 3678

(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

R-VRES-17-2308

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)
Mirinda Grimes and Michael Grimes	**LoanDepot.com, LLC**	
(NAME)	(NAME)	
2308 Foster Avenue	**26642 Town Centre Drive**	**119-01-0-413.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**Foothill Ranch, CA 92610**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELIZABETH HARDING HODDER KAHN, AN UNMARRIED WOMAN (F/K/A ELIZABETH HARDING HODDER),** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MIRINDA GRIMES AND MICHAEL GRIMES, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 8 on the Plan of Subdivision of Lots Nos. 7, 8, 9 and 10 and parts of Lots Nos. 6, 11, 12, and 13 of Cumberland Nurseries of record in Plat Book 332, Page 36, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 8 fronts 50 feet on the Easterly side of Foster Avenue, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Elizabeth Harding Hodder, an unmarried woman by Warranty deed from Christopher Kramedjian and Della M. Kramedjian, husband and wife of record in Instrument No. 20160803-0080342 Register's Office for Davidson County, Tennessee, dated July 26, 2016 and recorded on August 03, 2016.

Elizabeth Harding Hodder and Elizabeth Harding Hodder Kahn are one and the same person.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 36, 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: **2308 Foster Avenue, Nashville, Tennessee 37210**.

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:T20170037207 DEEDWARR
Recvd: 05/03/17 09:34 2 pgs
Fees:13.00 Taxes:1480.00
20170503-0043390

Witness my/our hand(s) this the 28th DAY OF APRIL, 2017.

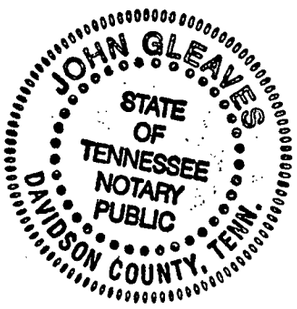
Elizabeth Harding Hodder Kahn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIZABETH HARDING HODDER KAHN, 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 28th of April, 2017.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



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