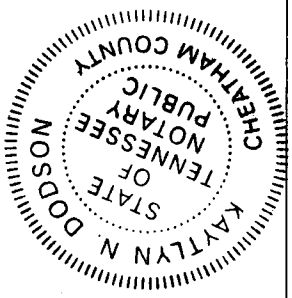
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/30/17 15:06 3 pgs
Fees:18.00 Taxes:1661.30
20170630-0066297



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of June, 17.

Notary Public

MY COMMISSION EXPIRES: 1·10·21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Russell E. Grimm and Erin S. Grimm	SAME	142 15 0B 023.00
(NAME)	(NAME)	
116 Belle Glen Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-3456		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Forty-Nine Thousand And No/100 Dollars ($449,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Pamela J. Price, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Russell Edward Grimm and Erin S. Grimm, husband and wife**, 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. 23, on the revised Plat of Belle Wood Glen dated January 13, 1987, of record in Plat Book 6900, Page 190, 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 Pamela J. Price, unmarried and Sophia R. Land, married, joint tenants with right of Survivorship by Warranty Deed from Larry R. Dalton, a single person dated May 30, 2007 and recorded May 31, 2007 in Instrument No. 20070531-0064784, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Pamela J. Price, unmarried by Quit Claim Deed from Sophia R. Land dated August 29, 2011 and recorded September 21, 2011 in Instrument No. 20110921-0072992, in said Register's Office for Davidson County, Tennessee.

File Number: NAT-173754SSO

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 116 Belle Glen Dr., Nashville, TN 37221-3456

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, has 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 hands this 28 day of June, 2017

Pamela J. Price

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Pamela J. Price, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of June, 2017.

Notary Public
My Commission Expires: 7-24-17
(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: NAT-173754SSO

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 29th day of June, 2017

Notary's Signature

My Commission Expires: 1-10-21

KARA J. KRANTZ
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY