WARRANTY DEED

Return to:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150
Brentwood, TN 37027

State of Tennessee
County of Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of July, 2017

Notary Public

MY COMMISSION EXPIRES: 10-15-2017

(AFFIX SEAL)

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Vicky R. Taylor	Same / new owner	147160A00900CO
(NAME)	(NAME)	
109 McMurray Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170063963 DEEDWARR
Recvd: 07/26/17 10:13 3 pgs
Fees:18.00 Taxes:502.83
20170726-0075490

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Ercell A. Grimes, Ernestine Grimes, as husband and wife, and Danielle Grimes,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Vicky R. Taylor, an unmarried woman,** 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 Unit No. 9 on the plan of McMurray Court, a deminimum Planned Unit Development of record in Book 6250, page 230, amended in Book 6606, page 144, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ercell Grimes and wife, Ernestine Grimes and Danielle Grimes, an unmarried woman by deed from Deborah Carey, an unmarried woman, dated 8/7/06, of record in Instr. No. 20060809-0097963, re-recorded in Instr. No. 20060817-0101595, Register's Office for Davidson County, Tennessee.

Note: Ercell Grimes is one and the same person as Ercell A. Grimes and Ercell A. Grimes, Jr. Danielle Grimes is one and the same person as Danelle Grimes Jones.

This is not the primary resident of Ercell Grimes, Ernestine Grimes or Danielle Grimes.

This conveyance is subject to 2017 taxes, prorated and assumed by the Grantee; all matters as set out on the plan of record in Book 6250, page 230, as amended in Book 6606, page 144, said Register's Office. Declaration of Covenants, Conditions, and Restrictions as set out in Book 6446, page 539, Book 6481, page 849, Book 6606, page 144, Book 7325, page 261, Book 7338, page 23, Book 8631, page 850, By-Laws in Instr. No. 20071001-0116682, and Instr. No. 20071001-0116683, said Register's Office. Charter of McMurray Court Homeowners Association as set out in Book 6486, page 196, amended in Book 7529, page 439, said Register's Office. Subject to the assessment of homeowners association fees, if any.

unimproved ☐

This is improved ☑ property, known as 109 McMurray Circle, Nashville, TN 37211
(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 sei ed 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 my/our hands this 24th day of July, 2017.

Ercell Davis by Danielle Davis
Ercell Grimes by Danielle D. Grimes
Attorney-in-Fact
Attorney in Fact

Ernestine Davis by Danielle Davis
Ernestine Grimes by Danielle D. Grimes
Attorney-in-Fact
Attorney in Fact

Danielle Grimes

State of Florida
County of Hillsborough

Personally appeared before me Danielle Grimes, with whom I am personally acquainted, and who acknowledged that she is the Attorney-in-Fact for Ercell Grimes and as such is so authorized to execute the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of July, 2017.

Maria A. Cruzado
Notary Public MARIA A. CRUZADO
My Commission Expires: May 4, 2019

File No.: 2017-038

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH
The Foregoing instrument was acknowledged before me this 24 day of July, 2017 for Danielle D. Grimes who is personally known, OR ✓ has produced identification. type of identification: G652-164-83-790-0

Maria A. Cruzado
Notary Public

MARIA A. CRUZADO
MY COMMISSION # FF 226671
EXPIRES: May 4, 2019
Bonded Thru Notary Public Underwriters

MARIA A. CRUZADO
MY COMMISSION # FF 226671
EXPIRES: May 4, 2019
Bonded Thru Notary Public Underwriters

State of Florida

County of Hillsborough

Personally appeared before me Danielle Grimes, with whom I am personally acquainted, and who acknowledged that she is the Attorney-in-Fact for Ernestine Grime and as such is so authorized to execute the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of July, 2017.

Notary Public MARIA A. CRUZADO
My Commission Expires: May 4, 2019

MARIA A. CRUZADO
MY COMMISSION # FF 226671
EXPIRES: May 4, 2019
Bonded Thru Notary Public Underwriters

State of Florida

County of Hillsborough

Personally appeared before me Danielle Grimes, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of July, 2017.

Notary Public MARIA A. CRUZADO
My Commission Expires: May 4, 2019

MARIA A. CRUZADO
MY COMMISSION # FF 226671
EXPIRES: May 4, 2019
Bonded Thru Notary Public Underwriters