Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VTE-100873

Karen Johnson Davidson County
Batch# 315941 DEEDWARR
11/15/2019 09:32:16 AM 2 pgs
Fees: $13.00 Taxes: $1,156.25

20191115-0117938

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $312,500.00

Affiant

Subscribed and sworn to before me, this 13th day of November, 2019.

Notary Public

My commission expires:

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kwame Asare **Serwaa Asare**	**Kwame Asare** **Serwaa Asare**	**04302001100**
9553 Yellow Finch Court	**9553 Yellow Finch Court**	
Brentwood, TN 37027	**Brentwood, TN 37027**	

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 ACKNOWLEDGE, WE,

Shirley E. Grimes, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kwame Asare and Serwaa Asare, 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:

Land in the 10th Civil District of Davidson County, Tennessee, being Lot No. 1 on the Map of Grimes Subdivision, Re-Subdivision of Lots 17 & 18 of the Re-Subdivision of Lots 2 & 6 of Lots 27 & A portion of Lots 29 of Dixie Pure Food Sub. at Amqui of record in Book 6050, page 481, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to William L. Grimes and wife, Shirley E. Grimes, by Warranty Deed from John R. Loyd and wife, Ruth J. Loyd, dated 6/30/1978 and recorded 7/3/1978 in Book 5306, Page 520; and being further conveyed to Winnie Lou Grimes, Linda Faye Grimes and Teresa Ann Grimes, with William L. Grimes and wife, Shirley E. Grimes reserving a life estate, by Quitclaim Deed from William L. Grimes and wife, Shirley E. Grimes, dated 12/12/1979 and recorded 12/13/1979 in Book 5543, Page 233; the said Winnie Lou Grimes having further conveyed her one-third (1/3) interest to Linda Faye Grimes and Teresa Ann Grimes, by Quitclaim Deed dated 1/20/1989 and recorded 1/23/1989 in Book 7756, Page 213; the said Linda Faye Grimes and Teresa Ann Grimes having further conveyed a one-half (1/2) interest in subject property to William L. Grimes and Shirley E. Grimes by Quitclaim Deed dated 7/2/1990 and recorded 7/18/1990 in Book 8155, Page 94;

the said William L. Grimes and wife, Shirley E. Grimes having further conveyed their one-half (1/2) interest to Linda Grimes Loparnos, f/k/a Linda Faye Grimes and Teresa Grimes Allair, f/k/a Teresa Ann Grimes, with William L. Grimes and wife, Shirley E. Grimes reserving a life estate, by Quitclaim Deed dated 7/1/1996 and recorded 7/3/1996 in Book 10108, Page 951; the said Linda Grimes Loparnos, formerly known as Linda Faye Grimes and Teresa Grimes Allaire, formerly known as Teresa Ann Grimes, having further conveyed their interest subject property to Shirley E. Grimes by Quitclaim Deed dated 5/25/2007 and recorded 5/29/2007 in Instrument No. 20070529-0063569, in the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to William L. Grimes and Shirley E. Grimes, by Quitclaim Deed from Jim E. Elkins and Linda A. Elkins, dated 10/15/1991 and recorded 10/16/1991 in Book 8464, Page 659; and being a portion of the same property previously conveyed to Jim E. Elkins, by Warranty Deed from Christopher E. Sutherland and Candace A. Sutherland, both unmarried, dated 11/16/1990 and recorded 11/30/1990 in Book 8245, Page 858, in the Register's Office of Davidson County, Tennessee

The said William L. Grimes having since died on March 1, 2004.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 1200 Pierce Rd, Madison, TN 37115.

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 in 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 hand(s) this 13th day of November, 2019.

Shirley E. Grimes

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Shirley E. Grimes, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of November, 2019.

Notary Public

My Commission Expires: 12/28/19

LELAND L. CLAY, JR.
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXP.
SUMNER COUNTY