WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/17/04 09:25 2pgs
Fees:13.00 Taxes:306.73

20040517-0057274

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$82,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES: **January 25, 2006.**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adrian Griffin	New Owner	**51-14-71**
(NAME)	(NAME)	
818 Kinsington Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Charity Van Winkle, a single woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adrian Griffin, a single man**, 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 Davidson County, Tennessee, being Lot No. 3A on the Plan of Kinsington Chase, of record in Plat Book 6200, Page 229, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **Charity Van Winkle, a single woman** by deed of record in Instrument 20010604-0057565, Register's Office for **Davidson** County, Tennessee.

This instrument is executed on behalf of Charity Van Winkle by Jackie Charlton as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20040517-0057273, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **818 Kinsington Drive, Nashville, TN 37216**

(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 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 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 **26th day of April, 2004**.

Charity Van Winkle

Charity Van Winkle

by Jackie Charlton Attorney in Fact

State of Tennessee County of Davidson

On this 26th day of April, 2004 before me personally appeared Jackie Charlton, the person who executed the foregoing instrument on behalf of Charity VanWinkle, and acknowledged that she executed the same as the free act and deed of the said Charity VanWinkle, through Power of Attorney granted Jackie Charlton, by the said Charity VanWinkle.

Angela M. Lake

Notary Public

Commission Expires: 1/25/206

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.