Davidson County DEEDWARR
Recvd: 07/27/07 10:01 2 pgs
Fees:13.00 Taxes:962.00

20070727-0089277

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 13th day of July, 2007.

DANA P. MASON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

My Commission Expires: 3-11-09

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**WARRANTY DEED**

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**THIS INSTRUMENT WAS PREPARED BY**

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

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ADDRESS NEW OWNER(S) AS FOLLOWS:
Lawrence A. Litwiniuk and wife, Marianne C. Litwiniuk

940 Gale Lane, #143
Nashville, Tennessee 37204

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
118-05-0-A-006.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Joel Griffith and wife, Sarah Griffith hereinafter referred to as Grantors, hereby transfers and conveys to Lawrence A. Litwiniuk and wife, Marianne C. Litwiniuk, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING a Lot designated as Building 2 Unit C and further identified as Parcel number 6 on the property tax map number 118-5-A as shown on the revised Plan of Saint Martin Square, now known as 12 South Towers, a Planned Unit Development of record in Book 4460, Page 186, as amended in Instrument No. 20031107-0163683, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Joel Griffith and wife, Sarah Griffith by Warranty Deed from Tyler Burkum and wife, Allison Burkum of record in Instrument No. 20051026-0129267, Register's Office for Davidson County.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 4460, Page 186, as amended in Instrument No. 20031107-0163683, Register's Office of said County.

HOA Charter of record in Deed Book 4711, Page 48, and Instrument No. 20031107-63682, Register's Office for said County.

Conveyance of common area of record in Deed Book 4710, Page 602, Register's Office for said County.

Declaration of Covenants of record in Deed Book 4611, Page 682, Book 4710, page 244, and Instrument No. 20031107-0163683, Register's Office for said County.

By-Laws of record in Deed Book 4611, Page 692, Instrument No. 19991230-0308948, and Instrument No. 20031107-0163683, Register's Office for said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 940 Gale Lane, #143, Nashville, TN 37204.

**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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 13th day of July, 2007.

Joel Griffith

Sarah Griffith

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Joel Griffith and Sarah Griffith, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal this 13th day of July, 2007.

Notary Public

My Commission Expires: 11/8/08

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

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