Davidson County DEEDWARR
Recvd: 02/19/08 10:58 2 pgs
Fees:13.00 Taxes:1184.00
20080219-0015751

File No. 280200108

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 11/14/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Bearden	~~Charles Bearden~~ JP Morgan Chase Bank, NA	
(NAME)	(NAME)	
212 Rolling Mill Rd.	P.O. Box 71420	MAP/PARCEL 05414002200
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Phoenix, AZ 85062-8420	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Eugene C. Griffin and wife, Peggy H. Griffin, Trustees U/A/D June 5, 1996 of the Griffin Joint Revocable Living Trust Agreement**, , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Bearden and wife, Carolyn Bearden, HEREINAFTER CALLED THE GRANTEE(S), 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. 83 on the Plan of SECTION TWO, BRANDYWINE FARMS, as shown by plat of record in Plat Book 3700, Page 28, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Eugene C. Griffin and wife, Peggy H. Griffin, Trustees U/A/D June 5, 1996 of the Griffin Joint Revocable Living Trust Agreement, by Deed dated June 5, 1996, from Eugene Griffin and wife, Peggy H. Griffin, individually, of record in Book 10081, Page 242, Register's Office for said County.

The said Peggy H. Griffin having since deceased leaving said property to Eugene Griffin as sole owner.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 212 Rolling Mill Rd., Old Hickory, TN 37138
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 12th day of February, 2008.

Eugene C. Griffin Trustee

Eugene C. Griffin, Trustee

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Eugene C. Griffin with whom I am personally acquainted and who upon his oath acknowledged Himself to be the Trustee of the Griffin Joint Revocable Living Trust Agreement U/A/D June 5, 1996, and that as such Trustee of the Griffin Joint Revocable Living Trust Agreement U/A/D June 5, 1996 executed the foregoing instrument therein contained.

Witness my hand and official seal at Mt Juliet, Tennessee, this 2/12/2008.

Laura A Moore

Notary Public

My Commission Expires:

April 7 2009

LAURA A. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER CO.

File Number: 280200108

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

RETURN TO:

Advantage Title & Escrow
3325 Aspen Grove Drive
SUITE 202
Franklin, TN 37067
615-786-0940
3218

18b