WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090029149 DEEDWARR
Recvd: 05/04/09 10:56 2 pgs
Fees:13.00 Taxes:716.32
20090504-0040298

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1ST DAY OF APRIL, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

My Commission Expires: July 6, 2010

HENRY E. RAGLE, IV NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 450 St. Andrews Drive, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Oren K. Daniels and Jennifer A. Daniels	Guaranty Trust Company	061-03-0-117.00
(NAME)	(NAME)	
908 Solley Drive	316 Robert Rose Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Murfreesboro, TN, 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, I/WE, **Jerry Griswold and Phyllis Griswold, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jennifer A. Daniels and Oren K. Daniels, 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:

BEING LOT NO. 23 AND THE EASTERLY 30 FEET OF LOT NO. 22 OF BLOCK "K" ON THE PLAN OF BROADMOOR SUBDIVISION, SECTION 2, WHICH IS OF RECORD IN BOOK 547, PAGE 174, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED AS FOLLOWS.

SAID LOT NO. 23 AND PART OF LOT NO. 22 ADJOIN AND FRONT TOGETHER 60 FEET ON THE SOUTHERLY SIDE OF SOLLEY DRIVE AND RUN BACK BETWEEN PARALLEL LINES 148.1 FEET ON THE EASTERLY LINE OF LOT NO. 23 AND 147.56 FEET ON THE WESTERLY LINE OF A PART OF LOT NO. 22, TO A DEAD LINE ON WHICH IT MEASURES 60 FEET, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED BY SPECIAL WARRANTY DEED FROM THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A., AS INDENTURE TRUSTEE ON BEHALF OF THE NOTEHOLDERS AND THE NOTE INSURER OF ABFS MORTGAGE LOAN TRUST 2000-2 MORTGAGE BACKED NOTES, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES TO JERRY GRISWOLD AND PHYLLIS GRISWOLD AS RECORDED ON THE 24TH DAY OF MARCH, 2008 IN INSTRUMENT NO. 20080324-0028799 AND SUBSTITUTE TRUSTEE'S DEED FROM DENISE GRIFFIN AS SUBSTITUTE TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS INDENTURE TRUSTEE ON BEHALF OF THE NOTEHOLDERS AND THE NOTE INSURER OF ABFS MORTGAGE LOAN TRUST 2000-2, MORTGAGE BACKED NOTES AS RECORDED ON THE 6TH DAY OF SEPTEMBER, 2006 IN INSTRUMENT NO. 20060906-0109925, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 908 Solley Drive, Nashville, TN 37216

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, has 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 our hands this 30th day of April, 2009.

Jerry Griswold

Phyllis Griswold

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, **Jerry Griswold and Phyllis Griswold**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of April, 2009.

Notary Public

HENRY E. RAGLE, IV
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires: July 6, 2010

My commission expires: _____