07 Realty Title

WARRANTY DEED

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Lindsey A. Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF OCTOBER, 2009.

Deborah K. Devine
Notary Public

MY COMMISSION EXPIRES: 11-7-2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lindsey A. Davis	Magna Bank	
(NAME)	(NAME)	
502 Elaine Drive	P.O. Box 17257	133-14-18
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Memphis, TN 38187	
(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, **BERTHA M. GRIFFITH AKA BERTHA GRIFFITH, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LINDSEY A. DAVIS, UNMARRIED,** 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. 73 on the Plan of Abbay Hall, Section I, as of record in Book 2331, page 18, Register's Office for said County.

Said Lot No. 73 fronts 85 feet on the north side of Elaine Drive and runs back 122.5 feet on the east line and 181.3 feet on the west line to a dead line in the rear, which is a broken line, measuring 110.4 feet thereon.

Being the same property conveyed to Bertha M. Griffith by deed from Emma Mina Trenary, single, of record in Book 5042, page 69, Register's Office for Davidson County, Tennessee. The said Bertha M. Griffith is also known as Bertha Griffith.

This conveyance is subject to (a) 2009 real property taxes; (b) all matters appearing on the plan of record in Book 2331, page 18, said Register's Office; and (c) restrictive covenants of record in Book 2345, page 514, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 502 Elaine Drive, Nashville, TN 37211
(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.

BILL GARRETT, Davidson County
Trans:T20090074799 DEEDWARR
Recvd: 11/03/09 10:53 2 pgs
Fees:13.00 Taxes:499.50
20091103-0101383

Witness my hand this 30th day of October, 2009.

Bertha Griffith

By: Norma Jean Cowart PoA
Norma Jean Cowart

Power of Attorney is of record as Instrument No. 20051107-0134771, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Norma Jean Cowart, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Bertha Griffith, and who acknowledged that she executed the same as the free act and deed of Bertha Griffith.

Witness my hand and official seal at Nashville, Tennessee this 30th day of October, 2009.

John Gregory Hardeman Notary Public

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires MAR 4, 2013

RETURN TO:
Realty Title & Escrow Company, Inc.
206A Cool Springs Blvd., Ste 107
Franklin, TN 37067