Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,900.00

X Daniel K. Griffin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2009

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Barbara Reed	Regions Bank d/b/a Regions Mortgage	Parcel ID:
508 Flintlock Court	2050 Parkway Office Circle	135160B05300CO
Nashville, TN 37217	Birmingham, AL 35244	

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, we

Daniel K. Griffin, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Barbara Reed, an unmarried woman

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 Unit No. 53, on the Plan of Woodridge at Nashboro Village of record in Instrument 20021120-0143949, amending Plat Book 4660, Page 157, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Daniel K. Griffin, an unmarried man, by deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, of record in Instrument 20041208-0146193, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20021104-0134724; Instrument 20030610-0080281; Instrument 20021106-0136459; Instrument 20050520-0056888, said Register's Office.

This conveyance is made subject to: (1) 2009 taxes, which have been prorated and paid by the Grantors and Grantees; (2) All matters appearing on the Plan of record in Instrument 20021120-0143949, amending Plat Book 4660, Page 157, said Register's Office; (3) Storm Water Detention Agreement in Instrument 20020820-0100403, said Register's Office; (4)Design Standards in Instrument 20020507-0056331, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 508 Flintlock Court, Nashville, TN 37217

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 hand this 30th day of October, 2009.

Daniel K. Griffin

BILL GARRETT, Davidson County
Trans:T20090074828 DEEDWARR
Recvd: 11/03/09 11:37 2 pgs
Fees:13.00 Taxes:417.73

20091103-0101515

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daniel K. Griffin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

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

My Commission Expires: 11-22-10

Notary Public

