WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF APRIL, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2013

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amber M. Slifer	USAA Federal Savings Bank	**131-1-D-101CO**
(NAME)	(NAME)	
5025 Hillsboro Road 14 S	10750 McDermott Freeway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	San Antonio, TX 78288	
(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, **James T. Griscom II and Dana R. Griscom**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amber M. Slifer**, * 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:

* unmarried

A certain condominium apartment in Davidson County, Tennessee described as Unit No. 101, also known as Unit 14-S, on the Plan of Georgetown Apartments, a condominium, of record in Plat Book 5200, page 4, Register's Office for Davidson County, Tennessee, together with an undivided .31% interest in the common elements of 5025 Hillsboro Homeowner's Association, as described in the Master Deed and By-Laws of Record in Book 5211, page 325, as amended in Book 5616, page 133 and in Book 6079, page 516, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to James Thomas Griscom II and wife, Dana R. Griscom as tenants by the entireties, by Quitclaim Deed from James Thomas Griscom II of record in Book 7116, page 484, said Register's Office. This Quitclaim Deed and the previous Quitclaim Deed of record erroneously referred to the plat as being of record in Plat Book 5200, page 1, said Register's Office. Recorded in 2001 was a Quitclaim Deed from James Thomas Griscom II and John H. Griscom to James Thomas Griscom II recorded as Instrument No. 20011011-0111270, said Register's Office.

This conveyance is subject to matters shown on the recorded plan, to applicable easements and restrictions of record and property taxes for the current year.

unimproved ☐

This is improved ☒ property, known as **5025 Hillsboro Road 14 S, Nashville, TN 37215**

(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.

Witness our hands this 20th day of April, 2010.

X _____
James T. Griscom II

X Dana R. Griscom
Dana R. Griscom

BILL GARRETT, Davidson County
Trans:T20100023622 DEEDWARR
Recvd: 04/21/10 10:52 2 pgs
Fees:13.00 Taxes:407.00

20100421-0030078

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 James T. Griscom, II and wife, Dana Griscom, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20TH DAY OF APRIL, 2010.

Commission expires:

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5, 2011

Notary Public