WARRANTY DEED

G-KW-11-911

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,500.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF April, 2011.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)
4/15/2012

ALICE J. STEWART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brent M. Bill	Guaranty Bank	
911 Potter Lane (ADDRESS)	P.O. Box 245014 (NAME) (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Milwaukee, WI 53224 (CITY) (STATE) (ZIP)	83-12-132.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHRISTOPHER J. GRIGGS, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRENT M. BILL , UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 161, ROSEWOOD HEIGHTS, SECTION FIVE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2331, PAGE 39, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CHRISTOPHER J. GRIGGS, UNMARRIED BY WARRANTY DEED FROM JOSEPH WESLEY GREATHOUSE, RECORDED ON THE 6TH DAY OF SEPTEMBER, 2007 IN INSTRUMENT NO. 20070906-0107180, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 2331, PAGE 39; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 2437, PAGE 574, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GRANTOR'S SPOUSE JOINS IN THE EXECUTION OF THIS DEED TO CONVEY ANY AND ALL INTEREST, MARITAL OR OTHERWISE, THAT SHE MAY HAVE IN SAID PROPERTY.

unimproved ( )
This is improved (X) property, known as 911 Potter Lane, Nashville, Tennessee 37206
(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.

BILL GARRETT, Davidson County
Trans:T20110021149 DEEDWARR
Recvd: 04/11/11 11:29 2 pgs
Fees:13.00 Taxes:671.55
20110411-0027722

Witness my/our hand(s) this 8th day of April, 2011.

Christopher J. Griggs by Ashley Dugger, Attorney in fact
Christopher J. Griggs by Ashley Dugger, Attorney-In-Fact

Leigh Walker Griggs, by Ashley Dugger, Attorney in fact
Leigh Walker Griggs by Ashley Dugger, Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 8th day of April, 2011, before me personally appeared Ashley Dugger, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Christopher J. Griggs and Leigh Walker Griggs, and who acknowledged he/she/they executed the same as the free act and deed of the said Christopher J. Griggs and Leigh Walker Griggs.

Witness my hand and official seal, this the 8th day of April, 2011.

Notary Public

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12-03-13

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

Return to:
WINDMILL TITLE, LLC
7103 BAKERS BRIDGE AVE., STE 103
BRENTWOOD, TN 37027
PHONE: 615-613-0483