THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30030-04-2011** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $380,000.00. Affiant Subscribed and sworn to before me this 27th day of May, 2011. Notary Public My Commission Expires:

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: Ethan L. Griggs 2803 Acklen Avenue Nashville, TN 37212	**Send Tax Bills To:** USAA Federal Savings Bank P.O. Box 371458 Pittsburgh, PA 15250-7458	**Tax Information:** Map and Parcel No.: 104 110 05500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas P. Rauth and wife, Lindsay J. Mallard Rauth**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ethan L. Griggs, unmarried,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2803 Acklen Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of May, 2011.

Thomas P. Rauth

Lindsay J. Mallard Rauth

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Thomas P. Rauth and Lindsay J. Mallard Rauth**, 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, at office, this 27th day of May, 2011.

Notary Public

My Commission Expires:

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

BILL GARRETT, Davidson County
Trans:T20110032326 DEEDWARR
Recvd: 06/01/11 09:45 2 pgs
Fees:13.00 Taxes:1406.00
20110601-0041567

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 of Block 4 on the Plan of Fairfax Place, of record in Book 547, pages 137 and 138, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Thomas P. Rauth and Lindsay J. Mallard, by deed dated May 7, 2002, from Walter Grear Hurt and wife, Molly Davenport Hurt, of record in Instrument No. 20020509-0057514, Registers' Office for Davidson County, Tennessee. The parties having since married, and Lindsay J. Mallard now being known as Lindsay J. Mallard Rauth.

This conveyance is made subject to:

1. Taxes for the year 2011, which have been prorated and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 754, page 309, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 547, pages 137 and 138, Register's Office for Davidson County, Tennessee.