(1) Return to: Bridgehouse Title
342 Cool Springs Blvd. Ste. 202, Franklin, TN 37067

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June, 2011.

Notary Public

MY COMMISSION EXPIRES: July 25, 2012
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20110038832 DEEDWARR
Recvd: 06/29/11 10:19 2 pgs
Fees: 13.00 Taxes: 13875.00
20110629-0049584

CAROL L. McARTHUR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 25 2012

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David B. Griffin	New Owner	Map 103-13
(NAME)	(NAME)	
413 West Hillwood Drive		Parcel 61
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **AMY SCHULMAN ESKIND, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID B. GRIFFIN AND ROXANNA GRIFFIN, HUSBAND AND WIFE,** 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. 39 on the Plan of Revision One, Lot 39, Hillwood Estates, Section Four, of record in plat Instrument #20001002-0097053, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to William H. Eskind and wife, Amy S. Eskind, by deed from Jeffrey B. Eskind and wife, Donna G. Eskind, of record in Book 9029, page 560, said Register's Office. William H. Eskind conveyed his interest in said property to Amy Schulman Eskind by Quitclaim Deed of record in Instrument #20090804-0073136, said Register's Office. Amy S. Eskind is the same person as Amy Schulman Eskind.

This conveyance is subject to (a) 2011 real property taxes; and (b) all matters appearing on the plan of record in Instrument #20001002-0097053, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 413 West Hillwood Drive, Nashville, Tennessee 37205
(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 my hand this 28 day of June, 2011.

Amy Schulman Eskind

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 Amy Schulman Eskind, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of June, 2011.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011