**Prepared By & Return To:**
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
11-0488

SHERI PROW PARSONS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE25th day of July, 2011

Notary Public
Commission Expires: Jan 23, 2012

Davidson County DEEDWARR
Recvd: 07/27/11 09:37 3 pgs
Fees:18.00 Taxes:962.00
**20110727-0057316**

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL |
|---|---|---|
| Alexander J. Arrington<br>1217 Wexford Downs Lane<br>Nashville, TN 37211 | Fifth Third Mortgage<br>~~Alexander J. Arrington~~<br>~~1217 Wexford Downs Lane~~ 5001 Kingsley DR<br>~~Nashville, TN 37211~~ Cincinnati, OH 45227 | 172-14-0A-074.00 |

# WARRANTY DEED

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, I/WE,

**Todd Edward Griner, unmarried**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Alexander J. Arrington, unmarried**

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 Number 21 on the plan of Wexford Downs, Section Two, of record in Book 9700, Pages 593 and 594, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.*

*BEING the same property conveyed to Todd Edward Griner, unmarried, by Warranty Deed from Sreedhar Gopalakrishnan and wife, Sumathy Krishnamurthy dated 9/1/05 and recorded 9/2/05 in Instrument Number 20050902-0106051, Register's Office for Davidson County, Tennessee.*

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1217 Wexford Downs Lane Nashville TN 37211.

**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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.**

Dated this the 25th day of July, 2011

Todd Edward Griner

Todd Edward Griner

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee this 25th day of July, 2011.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Notary Public
Commission Expires: 3/19/2013

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

