Return to: JTC
23379-3

BOX14-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110058186 DEEDWARR
Recvd: 09/20/11 08:29 3 pgs
Fees:18.00 Taxes:1036.00

20110920-0072626

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$280,000.00.**

Affiant

Subscribed and sworn to before me, this the 16th day of September, 2011.

Notary Public

My commission expires: 10-21-12

(AFFIX SEAL)

CYNTHY HAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Mary Jenkins Hardin **Brett A. Sheriff**	**NEW OWNERS**	**Map 117-08-0, Parcel 178.00**
1501 Clayton Avenue		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Edward Thomas Griffith and Joseph Michael Griffith, Co-Trustees of The Estate of Sarah Elizabeth Griffith, Edward Thomas Griffith and Joseph Michael Griffith, Mary Scheffer, William P. Griffith Charles R. Griffith, Kathleen Herb and James Robert Griffith, heirs-at-law.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mary Jenkins Hardin and Brett A. Sheriff

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. 3 on the Map showing the Subdivision of The North Part of the Land conveyed by D. D. Compton to George W. Harding and wife, of record in Book 547, Page 72, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Sarah Elizabeth Griffith, by Deed from John D. Chandler and wife, Eloise Chandler, dated February 12, 1962, Register's Office for Davidson County, Tennessee. Sarah Elizabeth Griffith died November 20, 2010, leaving a Last Will and Testament, dated April 20, 2007, which was admitted to Probate in the Probate Court of Davidson County, Tennessee, under Case Number 11P-1340. Pursuant to the provisions of said Will, Edward Thomas Griffith and Joseph Michael Griffith were appointed to serve as Co-Executors of The Estate of Sarah Elizabeth Griffith.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (_X__) Unimproved (____) property, known as: **1501 Clayton Avenue, Nashville, TN 37212**

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 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/our hand(s) this 16th day of September, 2011.

Edward Thomas Griffith, Co-Trustee and heir at law

Joseph M. Griffith, Co-Trustee and heir at law

Mary Scheffer, heir-at-law

William P. Griffith, heir-at-law

Charles R. Griffith, heir-at-law

Kathleen Herb, heir-at-law

James Robert Griffith, heir-at-law

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Edward Thomas Griffith**, the within named sellers, 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 **16th** day of **September, 2011.**

My Commission Expires: 2/24/13

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Joseph M. Griffith**, the within named sellers, 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 16th day of September, 2011.

My Commission Expires: 2/24/13

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **William P. Griffith**, the within named sellers, 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 16th day of September, 2011.

My Commission Expires: 10-21-12

Notary Public

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, Charles R. Griffith, the within named sellers, 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 16th day of September, 2011.

My Commission Expires: 10-21-12

Notary Public

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, Kathleen Herb, the within named sellers, 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 16th day of September, 2011.

My Commission Expires: May 5, 2015

Katherine Goodson
Notary Public

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, James Robert Griffith, the within named sellers, 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 16th day of September, 2011.

My Commission Expires: 10-21-12

Notary Public

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Mary Scheffer,** the within named seller, 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 **16th** day of **September, 2011.**

My Commission Expires: May 5, 2015

Katherine Goodson
Notary Public

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN