BILL GARRETT, Davidson County
Trans:T20110063102 DEEDWARR
Recvd: 10/10/11 13:48 3 pgs
Fees:17.00 Taxes:0.00
20111010-0078605

| THIS DOCUMENT PREPARED BY: | This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(A). |
|---|---|
| **JEFFREY MOBLEY**<br>Howard & Mobley, PLLC<br>2319 Crestmoor Road<br>Nashville, Tennessee 37215<br>(615) 627-4444 | |

| Address of new owner: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Joyce S. Griffin<br>5009 Villa Crest Drive<br>Nashville, Tennessee 37220 | SAME | Map 145-08-0<br>Parcel 29.00 |

## WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, for the purpose of terminating a tenancy by the entirety between John D. Griffin, hereinafter called the Grantor, and the Grantor's spouse, Joyce S. Griffin, pursuant to T.C.A. §66-1-110, and thereby vesting fee simple title in the subject property in the Grantor's spouse, Joyce S. Griffin, the Grantor, John D. Griffin, has bargained and sold, and by these presents does transfer and convey unto Joyce S. Griffin, hereinafter called the Grantee, and the Grantee's heirs and assigns, all of the Grantor's right, title and interest in and to the real estate in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.

2. Any matters of record.

**TO HAVE AND TO HOLD** said tenancy-by-the-entirety interest herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tenancy-by-the-entirety interest in said land, has a good right to convey it, and the same is unencumbered, except for the rights of the Grantee and unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said interest to the said Grantee, the Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS** my hand this 26th day of September, 2011.

**John D. Griffin**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John D. Griffin, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26th day of September, 2011.

My Commission Expires: _____

Anna Elizabeth Valentine
Notary Public

ANNA E. VALENTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

## EXHIBIT A

### Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Lot No. 3 on the Plan of Villa Estates, as of record in Book 3600, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 3 fronts 155.02 feet on the easterly side of Villa Crest Drive and extends back 374.32 feet on the southerly line and 442.67 feet on the northerly line which is a broken line, to the westerly margin of Lakeview Drive, measuring 151.08 feet thereon.

Being the same property conveyed to John D. Griffin and wife, Joyce S. Griffin, by deed from Earl Burton Tally, Jr., of record in Book 4810, page 959, Register's Office for Davidson County, Tennessee.

This is improved property known as 5009 Villa Crest Drive, Nashville, Tennessee 37220.