THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11101405** RETURN TO: BOX 10-A Premier Escrow, LLC 4301 Hillsboro Road, Suite 300 Nashville, Tennessee 37215	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $261,000.00. Affiant Subscribed and sworn to before me, this 22nd day of November, 2011. Notary Public My Commission Expires:

KEVIN MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 3, 2015

BILL GARRETT, Davidson County
Trans:T20110074348 DEEDWARR
Recvd: 11/23/11 14:04 2 pgs
Fees:13.00 Taxes:965.70
20111123-0091893

WARRANTY DEED

Address New Owner: Martin B. Griffin and Maegan B. Earlie 908 Dundonnell Pl Nashville TN 37220	Send Tax Bills To: Fifth Third Mortgage Company 5001 Kingsley Dr MD: 1MOCBQ Cincinnati, Ohio 45227	Tax Information: Tax Parcel ID No. 161-1-B-76.00CO

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, **Erin L. Gulish, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Martin B. Griffin and Maegan B. Earlie, tenants in common with rights of survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 68, ABERDEEN WOODS, PHASE TWO, a Planned Unit Development, as shown on plat of record in Plat Book 9700, Pages 848 and 849, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Erin L. Gulish, an unmarried woman by Warranty Deed from Jeffrey Mabry and Saundra Mabry, husband and wife, recorded on the 30th day of September, 2004 in Instrument No. 20040930-0117563, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ABERDEEN WOODS, PHASE TWO, as recorded in Plat Book 9700, Page(s) 848 and 849.

Covenants, Conditions and Restrictions recorded in Book 10790, Page 189, amended in Book 11303, Page 555, Book 11714, Page 843 and Instrument No. 20000203-0011436.

Terms and provisions of by-Laws recorded in Book 10790, Page 219 and Instrument Nos. 20030221-0023491, 20030221-0023492 and 20030730-00108227.

Charter recorded in Book 10790, Page 215 and Book 10792, Page 896.

Stormwater Detention Agreement, recorded in Book 10644, Page 324.

This is improved property located at 908 Dundonnell Pl Nashville TN 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 22nd day of November, 2011.

Erin L. Gulish by Nicolette Brigham as attorney in fact

Erin L. Gulish by Nicolette Brigham, her attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Nicolette Brigham,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Erin L. Gulish,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 22nd day of November, 2011.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014