Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #12-1019

BILL GARRETT, Davidson County
Trans:T20120009432 DEEDWARR
Recvd: 02/07/12 14:42 2 pgs
Fees:13.00 Taxes:1713.10
20120207-0011066

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mildred Bracey Griffin, Trustee of the Mildred Bracey Griffin Living Trust dated December, 17, 1991,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lance B. Brock, II, and wife Caroline S. Brock**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 9 on the Map of Lealand Manor, Second Addition, not of record, described according to a survey by William A. Pitts, Surveyor, as follows:

Beginning at a point in the easterly margin of Sewanee Road, at the common corner of lots 8 and 9; thence along the margin of said Road northerly around a slight curve, 232.6 feet to a concrete monument, and continuing with the margin of said Road, north 2 deg. 41' east 166.7 feet to another concrete monument, the northwest corner of lot 9; thence along the north line of said lot, south 60 deg. 53' east 147.5 feet to a concrete monument; thence along the east line of said lot, south 13 deg. 12' east 377.3 feet to a concrete monument in the north line of lot 8; thence with the line between lots 8 and 9, north 80 deg. 31' west 258.4 feet to the beginning, containing 1.58 acres, more or less.

Being the same property conveyed to Mildred Bracey Griffin and A. M. Griffin, Jr., Trustees of the Mildred Bracey Living Trust, dated December 17, 1991 by Quitclaim Deed from A.M. Griffin, Jr. and wife, Mildred B. Griffin dated January 8, 1992, of record in Book 8525, Page 529, Register's Office for Davidson County, Tennessee. Said A. M. Griffin, Jr. is deceased, and Mildred Bracey Griffin serves as the sole Trustee pursuant to the terms setout in said Trust.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4900 Sewanee Road, Nashville TN, 37220.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 27th day of January, 2012.

Mildred Bracey Griffin, Trustee
Mildred Bracey Griffin, by Seth Griffin,
Attorney In Fact

Seth Griffin, Attorney in Fact

State of Tennessee)
County of Davidson)

On this 27th day of January, 2012, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Seth Griffin, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument in behalf of Mildred Bracey Griffin and acknowledged that such person executed the same as the free act and deed of Mildred Bracey Griffin.

Notary Public

My Commission Expires: 7-8-14

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 463,000.00.

Affiant

Sworn and subscribed before me on this the 27th day of January, 2012.

Notary Public

My Commission Expires: 7-8-14

NEW OWNER:
Lance B. Brock, II et ux
4900 Sewanee Road
Nashville, TN 37220

RESPONSIBLE FOR TAX PAYMENT:
new owner

TAX MAP-PARCEL #:
145-04-024