BILL GARRETT, Davidson County
Trans:T20120037772 DEEDWARR
Recvd: 05/23/12 08:26 2 pgs
Fees:13.00 Taxes:1587.30
20120523-0044539

THIS INSTRUMENT PREPARED BY: **GEORGE V. CRAWFORD, JR.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994 Rachel Neal STATE OF TENNESSEE NOTARY PUBLIC Davidson County	STATE OF TENNESSEE) COUNTY OF DAVIDSON) THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21ST DAY OF MAY, 2012. NOTARY PUBLIC MY COMMISSION EXPIRES: 07/08/13

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Mark C. Griffin and Emily N. Griffin, Trustees 224 Harding Place Nashville, TN 37205	New Owner	130 01 0 130.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARISA ADAIR AND HUSBAND, WILLIAM ADAIR**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **MARK C. GRIFFIN AND EMILY N. GRIFFIN, TRUSTEES OF THE GRIFFIN FAMILY TRUST, UNDER TRUST INSTRUMENT DATED 11/24/2003**, with full power to grant, bargain, mortgage, sell and convey without the joinder of any beneficiary, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Bransford Realty Company's Belle Meade Golf Club Links Subdivision, as of record in Plat Book 421, pages 94 and 95, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Marisa Adair and husband William Adair by deed from Ronald C. Richards and spouse, Amy P. Richards, of record as Instrument No. 20060703-0078916, Register's Office for Davidson County, Tennessee.

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 made subject to:

1. 2012 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 421, pages 94 and 95, Register's Office for Davidson County, Tennessee.

3. Easement for Common Driveway of record in Book 8229, page 213, Register's Office for Davidson County, Tennessee.

This is improved property known as: **224 Harding Place, Nashville, TN 37205.**

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 21st day of May, 2012.

Marisa Adair

William Adair

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARISA ADAIR**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of May, 2012

(Seal) GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 3, 2015

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM ADAIR,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of May, 2012

(Seal) GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 3, 2015

Notary Public

My Commission Expires: _____