Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20120039287 DEEDWARR
Recvd: 05/30/12 09:29 2 pgs
Fees:13.00 Taxes:917.60
20120530-0046484

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$248,000.00**.

Affiant

Subscribed and sworn to before me, this the 25th day of May,

Notary Public

My commission expires: My Commission Expires September 9, 2014

(AFFIX SEAL)

EMBER DUNN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON 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
Clayton Jeffords **Catherine Jeffords**	New Owner	**Map 104-01-0, Parcel 204.00**
138 39th Avenue North		
Nashville, TN 37209		

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,

Glen M. Griffin, an unmarried man, and Geneva P. Griffin, an unmarried woman

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

Clayton Jeffords and Catherine Jeffords, husband and wife

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. 84 on the Plan of West Grove of record in In Book 421, page 109, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete and accurate description thereof.

BEING the same property conveyed to Glen M. Griffin and wife, Geneva P. Griffin, by Deed from Donald Edwin Harris and wife, Regina Elaine Harris, dated February 29, 1996, of record in Book 9967, page 229, Register's Office for Davidson County, Tennessee. The said property was further conveyed to Glen M. Griffin, unmarried, by Quitclaim Deed from Wilborn M. Griffin and wife, Geneva P. Griffin, dated April 18, 2002, of record in Instrument No. 20020419-0048952, said Register's Office and was further conveyed to Glen M. Griffin, unmarried and Geneva P. Griffin, unmarried, as joint tenants with right of survivorship, by Quitclaim Deed, dated February 21, 2008, of record in Instrument No. 20080225-0017748, said Register's Office.

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 **138 39th Avenue North, Nashville, TN 37209**

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 **25th** day of **May, 2012.**

Glen M. Griffin

Geneva P. Griffin

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Glen M. Griffin and Geneva P. Griffin,** 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 **25th** day of **May, 2012.**

Etta Carter

Notary Public

My Commission Expires: 11/3/15

