THIS INSTRUMENT PREPARED BY: **MUDTER & PATTERSON** **An Association of Attorneys** **2000 Richard Jones Road, Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30679-06-2012** File Box 9B	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $330,000.00. George Sheldon Griffin Affiant Subscribed and sworn to before me this 18th day of June, 2012. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

BILL GARRETT, Davidson County
Trans:T20120046618 DEEDWARR
Recvd: 06/25/12 10:22 3 pgs
Fees:18.00 Taxes:1221.00

20120625-0055330

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
James E. Newman Lisa M. Newman 6321 Holly Trace Way Nashville, TN 37221	James E. Newman Lisa M. Newman 6321 Holly Trace Way Nashville, TN 37221	Map and Parcel No.: 15516 O A 259.00

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, **George Sheldon Griffin**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James E. Newman and Lisa M. Newman, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6321 Holly Trace Way, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that he 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 18th day of June, 2012.

GEORGE SHELDON GRIFFIN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **George Sheldon Griffin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of June, 2012.

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 213 on the Plan of Traceside, Section Ten, Revision One, of record in Plat Book 9700, page 827, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to George Sheldon Griffin and wife, Valerie H. Griffin, by warranty deed dated August 22, 2001, from Centex Homes, a Nevada general partnership, of record as Instrument No. 20010831-0094620, Register's Office for Davidson County, Tennessee. Valerie H. Griffin died on February 23, 2011.

This conveyance is made subject to:

1. State and County taxes for the year 2012, which have been prorated and assumed by Grantees. Map and Parcel No. 155 16O A 25900 CO.
2. Declaration of Covenants, Conditions and Restrictions for Traceside of record in Book 9435, page 493, and Book 9677, page 675, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. By-Laws of Traceside Homeowners Association, Inc., of record in Book 9668, page 899, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to Traceside Homeowners Association, Inc. of record in Instrument No. 2000329-0031450, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Traceside Homeowners Association, Inc. of record in Book 9668, page 894, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 9700, page 827, Register's Office for Davidson County, Tennessee.
7. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 9443, page 960, Register's Office for Davidson County, Tennessee.
8. Easement for right of way of record in Book 3533, page 299, and Book 4243, page 685, Register's Office for Davidson County, Tennessee.
9. Easement for utility lines of record in Book 5607, page 882, Register's Office for Davidson County, Tennessee.
10. Easement for water line of record in Book 9306, page 279, Register's Office for Davidson County, Tennessee.
11. Easement for landscape, drainage and public utility of record in Book 9667, page 848, rerecorded in Bookk 9669, page 572, Register's Office for Davidson County, Tennessee.