WARRANTY DEED

Return To:
FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1725~~ N. Mt. Juliet Rd., Ste. C
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **13th** day of **August, 2012.**

CONNIE J. DUCHAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Musgrove and Kim Musgrove	~~TBD~~	07202007500
(NAME)	(NAME)	
3713 Burrus Street	← new owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	, ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Terri F. Griffin**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mark Musgrove and Kim Musgrove, 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. 99 on the Plan of EB Craig's Subdivision of the Crownover Property of record in Book 894, pages 640 and 641, said Register's Office., to which reference is hereby made for a more complete description.

Being the same property conveyed to Terri F. Griffin, unmarried, by Warranty Deed from Tommy L. Johnson and wife, Regina L. Johnson, dated July 17, 1998 and file don July 22, 1998 in Book 11029, page 946, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 3713 Burrus Street, Nashville, TN 37216

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 do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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.

BILL GARRETT, Davidson County
Trans:T20120061094 DEEDWARR
Recvd: 08/16/12 09:25 2 pgs
Fees:13.00 Taxes:240.50
20120816-0073295

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 our hands this ~~13th~~ 10 day of **August, 2012**

Terri F. Griffin

STATE OF FLORIDA
COUNTY OF Hillsborough

Personally appeared before me, the undersigned authority, **Terri F. Griffin**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this ~~13th~~ 10. day of **August, 2012**

ID: TN DL

Notary Public

My commission expires: 1/31/15

SYLVIA MATTA
Notary Public - State of Florida
My Comm. Expires Jan 31, 2015
Commission # EE 60299
Bonded Through National Notary Assn.