WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120061476 DEEDWARR
Recvd: 08/17/12 09:59 2 pgs
Fees:13.00 Taxes:551.30

20120817-0073796

ANITA LESTER — NOTARY PUBLIC — STATE OF TENNESSEE — DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF AUGUST, 2012

Notary Public

MY COMMISSION EXPIRES: 11-3-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Renee Harris	Pinnancle National Bank	094-16-0E-009.00
(NAME)	(NAME)	
616 Spence Enclave Way	150 3rd Ave. South S-900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Ryan R. Griffin, a married man HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Renee Harris, unmarried 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 Unit Number 9 on the Plan of Spence Enclave Townhomes, a Planned Unit Development, of record in Instrument 20061115-0141672, and amended in Instrument 20061117-0142842, and Instrument 20061213-0153595, Registers Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from R. J. York Homes, LLC, a Tennessee limited liability company, to Ryan R. Griffin, an unmarried man in Instrument No. 20070807-0093711, in the Register's Office of Davidson County, Tennessee, dated 07/31/2007.

Talia Griffin, joins in the execution of this instrument for the purpose of conveying her interest, marital or otherwise, in the above described property.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. 2012 Taxes constitute a lien against said property but are not yet due and payable. All matters shown on the plan of record in Instrument Number 20061115-0141672, amended in Instrument No. 20061117-0142842, 20061213-0153595, 20080222-0017508, 20080423-0041404,20080507-0047102 and 20100427-0031915 as corrected in 20100428-0032407, Register's Office for DAVIDSON County, Tennessee. Easement of record in Instrument No. 200901070001684, said Register's Office.

This property, known as 616 Spence Enclave Way, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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.

Power of Attorney in Instrument # 20120817-0073795, Register's Office for said County.

Witness my/our hand(s) this 15TH DAY OF AUGUST, 2012.

Ryan R. Griffin by Talia Griffin Attorney In Fact

Ryan R. Griffin by Talia Griffin as his Attorney in Fact

Talia Griffin

Talia Griffin

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Talia Griffin, Attorney-in-Fact for Ryan R. Griffin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Ryan R. Griffin, as his/her free act and deed for the purposes therein contained.

Witness my hand and official seal, this the 15th day of August, 2012.

K Cloyd

Notary Public

My Commission Expires: 7-5-16

(SEAL)

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Talia Griffin, the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of August, 2012.

K Cloyd

Notary Public

My Commission Expires: 7-5-16

(SEAL)

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON