Box 14
24193-8

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $302,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON THE 25TH DAY OF SEPTEMBER, 2012. NOTARY PUBLIC MY COMMISSION EXPIRES 2/24/13

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 12-04796 GRIFFITH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Charles B. Griffith		10212005100
6729 Greeley Drive		
Nashville, TN 37205		

FOR AND 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,

MARK WOODFORD MCCOMMON AND WIFE EMILY THORNMAEHLEN MCCOMMON

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

CHARLES BENARD. GRIFFITH, A SINGLE MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 6729 Greeley Drive, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hand on the 25th day of September, 2012.

Mark Woodford McCommon

Emily Thormaehlen McCommon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, MARK WOODFORD MCCOMMON AND EMILY THORMAEHLEN MCCOMMON, the bargainor(s), 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 Franklin, Tennessee, this 25th day of September, 2012.

Notary Public Nancy Orndorff

My Commission Expires: 5-5-2013

NANCY ORNDORFF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20120072423 DEEDWARR
Recvd: 09/26/12 08:28 2 pgs
Fees:13.00 Taxes:1117.40
20120926-0087350

12-04796 GRIFFITH

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 208, on the Plan of Horton Heights, Section D, as of record in Book 2133, Page 78, Register's Office for said County.

Said Lot No. 208 fronts 162 feet on the East side of Tombill Drive and runs back between lines, 314 feet on the North line and 207 feet on the South line to a dead line in the rear on which it measures 194.8 feet.

Being the same property conveyed to Mark Woodford McCommon and wife, Emily Thornmaehlen McCommon by Warranty Deed from Joseph Thaxton Clark and wife, Nancy J. Clark, recorded on the 8th day of March, 2007 in Instrument No. 20070308-0028986, in the Register's Office of Davidson County, Tennessee.

*Emily Thormaehlen McCommon is the same as Emily Thormmaehlen McCommon as erroneously recorded on the prior Warranty Deed.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HORTON HEIGHTS, SECTION D, as recorded in Plat Book 2133, Page(s) 78, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).