THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Bell Title LLC
1616 Westgate Circle
Brentwood, TN 37027
Telephone: 615-221-4335 Fax: 615-369-8606
File No. 12-1599

BILL GARRETT, Davidson County
Trans:T20120092501 DEEDWARR
Recvd: 12/04/12 11:45 2 pgs
Fees:13.00 Taxes:651.20
20121204-0111450

Property Address:
158 Hillsboro Place, Nashville, TN 37215
117-3-C-158CO

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Martin B. Stinson, Unmarried**, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **Angela M. Griffith, an unmarried woman**, hereinafter "Grantee," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

BEING Unit No. 158 ON THE PLAN OF HILLSBORO PLACE CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as shown by Plat Book 5200, Page 725, amended in Book 5200, page 757 and 758, Register's Office for Davidson County, Tennessee, and as established by a Master Deed of Hillsboro Place Condominiums of record in Book 6244, page 394, as amended in Book 6285, page 209, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

AND BEING THE SAME premises conveyed to Grantor by virtue of a general warranty deed from Sam Skipper Rosenau, unmarried, dated January 7, 2011, and recorded January 10, 2011, in the Register of Deeds for the County of Davidson, as Document No. 20110110-0002779.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2012 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $176,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 16th day of November, 2012.

Martin B. Stinson {Seal}
Martin B. Stinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 16th day of November, 2012, before me the undersigned officer, personally appeared Martin B. Stinson, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

JOHN ... STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires July 7, 2014

Notary Public

My Commission expires: _____

Grantor's Name, Address, Phone:
Martin B. Stinson
158 Hillsboro Place
Nashville TN 37215

Grantee's Name, Address, Phone:
Angela M. Griffith
158 Hillsboro Place
Nashville, TN 37215

SEND TAX STATEMENTS TO THE GRANTEE.

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $176,000.00

Subscribed and sworn before me this the 16th day of November, 2012

TRACEY PERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(Affix Seal)

MY COMMISSION EXPIRES
March 3, 2015

Affiant

Notary Public