BILL GARRETT, Davidson County
Trans:T20130007846 DEEDWARR
Recvd: 01/29/13 13:50 2 pgs
Fees:13.00 Taxes:2627.00
20130129-0009269

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $710,000.00. Ashley Nelson Affiant Subscribed and sworn to before me, this 22nd day of January, 2013. Rachel Neal Notary Public My Commission Expires: 07/08/15

Rachel Neal STATE OF TENNESSEE NOTARY PUBLIC Davidson County

Address New Owner As Follows:
~~The Griffin Family Trust~~ *
1203 Nichol Lane
Nashville, TN 37205

Send Tax Bills To:
New Owner

Map-Parcel Number:
13009012900

*Mark C. Griffin & Emily N. Griffin

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEVEN J. MASON, JR. AND WIFE, LAURA C. MASON**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **MARK C. GRIFFIN AND EMILY N. GRIFFIN, TRUSTEES OF THE GRIFFIN FAMILY TRUST, UNDER ~~TRUST INSTRUMENT~~ AGREEMENT DATED 11/24/2003**, hereinafter called the Grantee, their successors and assigns, a certain tract or parcel of land in County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 of Block 4 on the Plan of The Highlands of Belle Meade, as of record in Book 547, page 180, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Steven J. Mason, Jr. and wife, Laura C. Mason by deed from Anna Thornton, of record as Instrument No. 200008240083676, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2013 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the plan of record in Book 547, page 180, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances, of record in Book 6273, page 688, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1203 Nichol Lane, 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 Grantees, their successors and assigns, forever; and we 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 22nd day of January, 2013.

Steven J. Mason, Jr.

Steven J. Mason, Jr.

Laura C. Mason

Laura C. Mason

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STEVEN J. MASON, JR.,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of January, 2013

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LAURA C. MASON**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of January, 2013

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015