Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $255,000.00

Affiant

Subscribed and sworn to before me, this 13th day of May, 2013.

Notary Public
My commission expires: My Commission Expires September 9, 2014

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

07-1304-85116

Address of New Owner:	Send Tax Bills to:	Tax Information
Jamie Madaris	New Owner:	173-09-0-A-649.00-CO
4342 Barnes Cove Drive Nashville TN 37211		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Gretchen L. Griffin, f/k/a Gretchen L. Turpen, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jamie Madaris and wife, Elizabeth H. Madaris, hereinafter called the Grantees, their successors 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. 768, on the Plan of Section One of Phase Eight, Lenox Village, of record in Instrument No. 20060824-0104608, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gretchen L. Turpen, a single person by deed from Regent Homes, LLC, a Tennessee limited liability company, dated September 29, 2008, recorded October 1, 2008, of record in Instrument No. 20081001-0099727, Register's Office for Davidson County, Tennessee.

Brock Griffin, spouse of Gretchen L. Griffin, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4342 Barnes Cove Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20130041477 DEEDWARR
Recvd: 05/17/13 14:24 3 pgs
Fees:18.00 Taxes:943.50
20130517-0050166

WITNESS my hand this 13 day of May, 2013.

Gretchen L. Griffin

Brock Griffin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gretchen L. Griffin and Brock Griffin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 13 day of May, 2013.

Deborah K. Devine
State of Tennessee at Large

My Commission expires: 10/18/16



LOAN #: 4600000929

Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

WITNESS THE HAND(S) AND SEAL(S) OF THE UNDERSIGNED.

_____(Seal)
Jamie Madaris

PAY TO THE ORDER OF
WELLS FARGO BANK, NA
WITHOUT RECOURSE

F&M BANK

BY:_____

[Sign Original Only]