# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130064964 DEEDWARR
Recvd: 07/30/13 11:24 2 pgs
Fees: 13.00 Taxes: 306.36

20130730-0079103

B-KW-13-726

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,800.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF July, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Richard K. McGriff | RICHARD K. McGRIFF (NAME) | |
| 726 Albar Drive (ADDRESS) | 2745 RIDERWOOD DR. (ADDRESS) | |
| Nashville, TN 37221 (CITY) (STATE) (ZIP) | DECATUR GA. 30033 (CITY) (STATE) (ZIP) | 142-06-0C-004.00 |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we KENNETH BERRYHILL, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RICHARD K. MCGRIFF AND WIFE, SUSAN MCGRIFF, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 58B ON THE PLAN OF SECTION FOUR, DORAL COUNTRY VILLA OF RECORD IN PLAT BOOK 5050, PAGE 61, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MARY M. BERRYHILL AND HUSBAND, KENNETH BERRYHILL BY DEED FROM WILLIAM REED HOOE, JR. AND WIFE, CONNIE R. HOOE OF RECORD IN BOOK 10810, PAGE 211, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 23, 1998 RECORDED ON FEBRUARY 25, 1998. MARY M. BERRYHILL, HAVING SINCE DIED ON JANUARY 26, 2013 LEAVING KENNETH BERRYHILL THE SURVIVING TENANT BY THE ENTIRETY.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 5050, PAGE 61; BOOK 5011, PAGE 395, AS AMENDED IN BOOK 5157, PAGE 254, AND INSTRUMENT NO. 200705040053687, AND MADE APPLICABLE TO SECTION IV IN BOOK 5157, PAGE 252; BOOK 5220, PAGE 112, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved ( X ) property, known as 726 Albar Drive, Nashville, Tennessee 37221
(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 GRANTEE(S), their heirs and 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 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 my/our hand(s) this 24th day of July, 2013.

Kenneth Berryhill

STATE OF Tennessee

COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH BERRYHILL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of July, 2013.

Donna S. Weber

Notary Public
My Commission Expires: 10/15/13
(SEAL)

DONNA S. WEBER
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY

MY COMMISSION EXPIRES:
OCTOBER 15, 2013

**RETURN TO:**
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903