BILL GARRETT, Davidson County
Trans:T20130067484 DEEDWARR
Recvd: 08/06/13 14:28 3 pgs
Fees:18.00 Taxes:1635.40
20130806-0082477

THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue,
Nashville, Tennessee 37203
R13-1461

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Joel Griffith Sarah Griffith 1206 Elmwood Avenue Nashville, TN 37212	New Owner	105-13-103.00

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is ~~$~~442,000.00

Affiant

Subscribed and sworn to before me, this the 1st day of August, 2013.

Notary Public

My Commission Expires: 6-1-2015
(Affix Seal)

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Stuart Wilder, III and Susan L. Allen, husband and wife ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Joel Griffith and Sarah Griffith, husband and wife ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 65 on the Plan of Belmont Land Company's Plan of Lots called "Belmont Heights," as of record in Plat Book 421, page 34, Register's Office for Davidson County, Tennessee, and more particularly described according to survey by John Kohl and Co., 400 7th Avenue South, Nashville, TN 37203, License No. 100, dated November 8, 1994, as follows:

Said part of said Lot No. 65 fronts 50 feet on the northerly side of Elmwood Avenue and runs back between parallel lines, along the westerly margin of an alley, 188 feet to another alley in rear..

Being the same property conveyed to Stuart Wilder III and Susan L. Allen by Warranty Deed from Julie Ann Johnson Dougherty, married, dated June 29, 2001, recorded July 3, 2001, of record in Instrument No. 20010703-0070856, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) Property taxes for the year 2013, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This instrument is executed on behalf of Stuart Wilder, III, by Susan L. Allen pursuant to a Power of Attorney executed by Stuart Wilder, III on July 17, 2013, of record in Instrument No. _____, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

This is improved property located at: **1206 Elmwood Avenue, Nashville, TN 37212**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **1st** day of **August, 2013.**

GRANTOR(S)

Stuart Wilder, III by Susan L. Allen, attorney in fact

Susan L. Allen

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Susan L. Allen to me known to the persons described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained as her free Act and Deed.

Witness my hand and official seal on this the **1st** day of **August, 2013.**

Notary Public

My Commission Expires: 6-1-2015

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, a Notary Public in and for said County and State, the within named **Susan L. Allen** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Stuart Wilder, III,** as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the **1st** day of **August, 2013.**

Notary Public

My Commission Expires: 6-1-2015

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015

EXHIBIT "A"
To
Warranty Deed

FROM: Stuart Wilder, III and Susan L. Allen, husband and wife

TO: Joel Griffith and Sarah Griffith, husband and wife

STATE OF TENNESSEE
COUNTY OF Williamson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney-in-Fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power-of-Attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated*, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

Susan L. Allen
Susan L. Allen, Affiant

Sworn to and subscribed before me this 1st day of August, 2013.

Deborah L Bissell
Notary Public

My Commission Expires: 6-1-2015

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015