ADDRESS NEW OWNER:
Steven R. Griffith

P.O.Box 1955

Mt. Juliet TN 37121

SEND TAX BILL TO:
New Owner

MAP & PARCEL NOS.:
08107012900

BILL GARRETT, Davidson County
Trans:T20130085566 DEEDWARR
Recvd: 10/03/13 11:07 2 pgs
Fees:13.00 Taxes:141.90
20131003-0103923

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

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 and sufficiency of all of which are hereby acknowledged, We, **Edward Monroe Simmons, Jr.** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Steven R. Griffith** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the northerly 39.5 feet of Lot No. 4 in Holt's unrecorded Subdivision of Lots Nos. 8 and 11 in Owens Buena Vista Plan, the original Plan is of record in Book 15, Pages 10 and 11, Register's Office for Davidson County, Tennessee.

Said property, the northwesterly corner of which is located 126 feet southeastwardly from the intersection of the southeasterly margin of Cass Street, and the northeasterly margin of 10th Avenue, North, formerly Crooked Street, fronts 39.5 feet on the northeasterly margin of 10th Avenue, North, formerly Crooked Street, and extends back between parallel lines 129 feet, more or less, to an alley.

Being part of the same property conveyed to HomeTrust Partners by Trustee's Deed from Chan McCullough, Trustee, of record in Instrument No. 20090223-0015435, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Edward Monroe Simmons, Jr., from HomeTrust Partners by Warranty Deed recorded on June 8, 2012, in Instrument No. 20120608-0050066, Register's Office for Davidson County, Tennessee.

This is property with a common address of **2020 10th Avenue, North, Nashville, TN 37208.**

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Book 15, Page 10, said Register's office and all matters therein; (3) any and all restrictions and easements of record.

Seller warrants that the subject property conveyed herein has never been used by him as a residence, and is not subject to any marital rights therein.

SW.S

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 2nd day of October, 2013.

Edward Monroe Simmons, Jr.

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Edward Monroe Simmons, Jr.,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **2nd** day of **October 2013.**

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

File No. 1309-208

STATE OF TENNESSEE
COUNTY OF Wilson
The actual consideration or value, whichever is greater for this transfer is $38,350.00.

Affiant

Subscribed and sworn before me this 2nd day of October, 2013.

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017