ADDRESS NEW OWNER:
Steven R. Griffith

P.O. Box 1955

Mt. Juliet TN 37121

SEND TAX BILL TO:
New Owner

MAP & PARCEL NOS.:
08301043400

BILL GARRETT, Davidson County
Trans:T20130094997 DEEDWARR
Recvd: 11/06/13 14:27 2 pgs
Fees:13.00 Taxes:740.00
20131106-0115324

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, **Rhonda McCullum** (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 described as follows, to-wit:

Being part of Lot No. 29 on the Plan of the Subdivision of the Petway Property, as of record in Plan Book 2, Page 42, Chancery Court of Nashville.

Said part of Lot No. 29 fronts 50 feet on the northerly side of Petway Avenue and runs back between parallel lines, 200 feet more or less to an alley.

Being the same property conveyed to George Ganaway from Steve Ganaway by Quitclaim Deed recorded on May 20, 2011, in Instrument No. 20110520-0038877, Register's Office for Davidson County, Tennessee. The said George Ganaway conveyed his interest to Rhonda McCullum by Quitclaim Deed of record in Instrument No. 20131106-0115323, said Register's Office.

Grantor warrants that she is unmarried and that the subject property is not subject to any marital rights therein.

This is property with a common address of **1003 Petway Ave., Nashville, TN 37207.**

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 made by the Grantor; (2) The Plan of Record in Plan Book 2, Page 42, Chancery Court for Nashville, Tennessee.

RM

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 6th day of November, 2013.

Rhonda McCullum

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 **Rhonda McCullum,** 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 **6th** day of **November 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. 1311-239

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $200,000.00.

Affiant

Subscribed and sworn before me this 6th day of November, 2013.

Notary Public
My Commission Expires:

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