WARRANTY DEED

PHILIP ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Carole Anderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of November, 2013

Notary Public

MY COMMISSION EXPIRES: 5/23/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carole Anderson	Owner	175-04-0A 038.00 CO
(NAME)	(NAME)	
3909 Parks Retreat Dr		
(ADDRESS)	(ADDRESS)	
Antioch TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John S. Griffith Family Trust Dated April 10, 2013,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Carole Anderson,** hereinafter called the GRANTEES, their heirs 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 Unit No. 14A, Phase Two Park Place, as shown on Exhibit "E" to Master Deed of record in Instrument Number 20010214-0014161, re-recorded in Instrument No. 20010702-0069590, amended in Instrument No. 200111019-0114191, re-recorded in Instrument No. 20011212-0136927, and amended in Instrument No. 20030710-0095634 and re-recorded in Instrument No. 20030915-0134956, in the Register's Office of Davidson County, Tennessee, to which reference is made for a more complete description.**

Being the same property conveyed to John S. Griffith and wife Leila R. Grifith by deed being recorded in Instrument 20070123-0009051, said Register's Office. Leila R. Griffith having since died.

Being the same property conveyed from John S. Griffith to the Johns S. Griffith Family Trust dated April 10th, 2013 by deed of record in Instrument No. 20130327-0029849, said Register's Office.

Being the same property conveyed to the John S. Griffith Family Trust Dated April 10th, 2013 by Joseph Patrick Ryan of record in Instrument No. 20131118-0118950 and from Steven A. Griffith of record in Instrument No. 20131122-0120610 and from Mark Griffith of record in Instrument No. 20131122-0120612, and from Kelly Griffith Beals of record in Instrument No. 20131122-0120611, and from Dennis Griffith of record in Instrument No. 20131122-0120613, said Register's Office.

unimproved ☐

This is improved ☐ property, known as 3909 Parks Retreat Drive, Antioch, TN 37013
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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.

Davidson County DEEDWARR
Recvd: 11/22/13 15:15 3 pgs
Fees:18.00 Taxes:425.50
20131122-0120614

Witness my/our hands this 21st day of November, 2013.

Steven A. Griffith, Trustee
John S. Griffith Family Trust Dated April 10, 2013

State of Tennessee
County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Steven Griffith with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Trustee of John S. Griffith Family Trust Dated April 10, 2013 and that he as such Trustee executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Trustee

WITNESS my hand and seal this 21st day of November, 2013.

Notary Public
My Commission Expires: 5/23/14

PHILIP ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No.: 20010

I, Philip Ellis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 6/21/15.

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY