Recvd 2nd

BILL GARRETT, Davidson County
Trans:T20130101814 DEEDWARR
Recvd: 12/04/13 11:15 2 pgs
Fees:13.00 Taxes:617.90
20131204-0123502

RECORD AND RETURN TO:
BAYMARK TITLE AND ESCROW SERVICES, LLC
1355 LYNNFIELD ROAD, SUITE 195
MEMPHIS, TN 38119
File No. 13TN0419

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $167,000.00

Affiant

T BOOP
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 04-08-2017

SUBSCRIBED AND SWORN TO BEFORE ME, this the 15th day of November, 2013

Notary Public

My commission expires:_____

THIS INSTRUMENT WAS PREPARED BY:
BAYMARK TITLE AND ESCROW SERVICES, LLC, 1355 LYNNFIELD ROAD, SUITE 195, MEMPHIS, TN 38119

ADDRESS OF NEW OWNER: NUMBERS	SEND TAX BILLS TO:	MAP-PARCEL
Donald M. Nichols 3205 Newington Cove AntiochTN37013	Donald M. Nichols 3205 Newington Cove AntiochTN37013	151.01-0A-130.00 C0

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Pamela Griffin and Brandon Griffin, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Donald M. Nichols and wife, Tina L. Nichols

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;

Being Lot No. 130, on the Plan of Chatham Pointe, of record in Plat Book 6900, Pages 444-447, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Rodney Gross from Steven M. Cole and wife, Stephanie Cole in Warranty Deed dated 8/30/2000 and recorded 8/31/2000 at Instrument No. 200008310086420.

Also being the same property conveyed to Pamela Gross A/K/A Pamela Griffin and husband, Brandon Griffin from Rodney Gross and wife, Pamela Gross in Quit Claim Deed recorded on _____, at Instrument No 20131204-0123501, said Register's

Unimproved ( )
This is improved (X) property known as: **3205 Newington Cove - Antioch, TN 37013**

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.

Witness our hands this 15th day of November, 2013

Pamela Griffin

Pamela Griffin

Brandon Griffin

Brandon Griffin

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pamela Griffin and Brandon Griffin , the bargainor(s) 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 at ~~Memphis,~~ Nashville Tennessee, this 15th day of November, 2013

Commission Expires: 1-5-16

Cheryl M Rodgers
Notary Public

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD