THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13110031**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $195,000.00. Affiant Subscribed and sworn to before me, this 25th day of November, 2013. Notary Public My Commission Expires: 3/17/14

PAMELA JO SMITHSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Kim Padula 4812 Irving Ln Nashville TN 37214	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 062-02-0B-201.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged. **Nelson Griffin and Anessia Griffin, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kim Padula,** ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

*AN unmarried woman

Land in Davidson County, Tennessee, being Lot 145, SECTION 1, PHASE 5, ABBINGTON PARK, as shown on plat of record in Instrument No. 20060113-0005368, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Nelson Griffin and Anessia Griffin by Special Warranty Deed from Federal National Mortgage Association, recorded on the 30th day of March, 2010 in Instrument No. 20100330-0023654, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 1, PHASE 5, ABBINGTON PARK, as recorded in Instrument No. 20060113-0005368.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20030213-0020075, Supplementary to Phase 1, Section 5 recorded at Instrument No. 20060202-0012846.

Terms and provisions of by-Laws recorded in Instrument No. 20030303-0027406.

Charter of Abbington Park Homeowners Association, Inc. recorded at Instrument No. 20030303-0027405.

Easement for Sanitary Sewer, recorded in Instrument No. 20060811-0098951.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20030109-0004246.

Davidson County DEEDWARR
Recvd: 12/04/13 14:04 3 pgs
Fees:18.00 Taxes:721.50
20131204-0123628

Deed to Homeowners Association for Common Area/Open Space recorded at Instrument No. 20060202-0012845.

This is improved property located at 4812 Irving Ln Nashville TN 37214.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of November, 2013.

Nelson Griffin by Kate Rosenthal, his attorney-in-fact

Nelson Griffin by Kate Rosenthal attorney in fact

Anessia Griffin by Kate Rosenthal, her attorney-in-fact

Anessia Griffin by Kate Rosenthal attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kate Rosenthal,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Nelson Griffin and Anessia Griffin,** the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of November, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

True Copy Certification

I, Pam Smithson, 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 therewith 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 Williamson

Personally appeared before me, Laura Perry, a notary public for this county and state, Pam Smithson 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: 10-11-15

LAURA D. PERRY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY