# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/06/13 12:11 2 pgs
Fees:13.00 Taxes:690.05
20131206-0124376

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $186,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE {{SETTDATE}}

Notary Public

MY COMMISSION EXPIRES: MAR 0 8 2016

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Logos Realty Closing Services, Inc.
215 2nd Ave. North
Nashville, TN 37201

| ADDRESS OF NEW OWNER: AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Dan C Denton III and Melissa K Denton | First Advantage Bank | MAP-PAR. 033-10-0-027.00 |
| (NAME) | (NAME) | |
| 616 Trebor Drive | 1430 Madison Street | |
| (ADDRESS) | (ADDRESS) | |
| Goodlettsville, TN, 37072 | Clarksville, TN 37040 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **Early Griffin III,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dan C Denton III and Melissa K Denton, husband and wife,** HEREINAFTER CALLED THE GRANTEE(S), 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 Lot(s) 26, as shown on the map entitled Section One, Final Plat Ridge Mont Estates, of record in Plat Book 5050, page 73, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.**

**Being the same property conveyed to Early Griffin, Jr. and wife, Arclancy S. Griffin, by deed from Ridgemont Corporation, of record in Book 5419, page 857, dated April 10, 1979, said Register's Office. Being further conveyed to Early Griffin III and Wendell Griffin by quitclaim deed from Early Griffin Jr. and wife, Arclancy S. Griffin, of record in Instrument No. 20000519-0050463, dated May 19, 2000, said Register's Office. Being further conveyed to Early Griffin III by quitclaim deed from Wendell Griffin, of record in Instrument No. 20040414-0042123, dated April 12, 2004, said Register's Office.**

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 my/our hand(s) this __6th__ day of _December_, 20_13__.

Early Griffin III, Seller

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Early Griffin III, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this __6th__ **day of December , 2013**

My Commission Expires: MAR 0 8 2016

Notary Public

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

**Please return to**
Logos Realty Closing Services, Inc.
215 2nd Ave. North
Nashville, TN 37201

## Certificate of Authenticity

I, Jennifer C. Cole 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 DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole 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: MAR 0 8 2016

Notary's Seal (If on paper)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE