BILL GARRETT, Davidson County
Trans:T20140000202 DEEDWARR
Recvd: 01/02/14 11:50 2 pgs
Fees:13.00 Taxes:388.50
20140102-0000262

Prepared by:
Mark B. Leedom, Esq.
Bell Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $105,000.00

Affiant

Subscribed and sworn to before me, this 24th day of December, 2013.

Notary Public
My commission expires: 9/11/17

Address of New Owner:	Send Tax Bills to:	Tax Information
Christopher King 505 Bel Air drive Nashville, TN 37217	New Owner	13401001000

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, STEPHEN PAUL GRIFFIN, PHILLIP MICHAEL GRIFFIN, and PHYLLIS PAULETTE GRIFFIN BOZARTH, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CHRISTOPHER KING and spouse, LORI A. KING, hereinafter called the Grantee, their successors 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 No. 20 on the Plan of Section I, Currywood Acres, of record in Book 2133, Pages 109-110, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to William E. Griffin and wife, Dorothy O. Griffin, by deed from F. V. Carus and wife, Orphelia M. Carus, dated 9/7/55 of record in Book 2448, Page 547, Register's Office of Davidson County, Tennessee. Dorothy O. Griffin died on 3/16/12 leaving William E. Griffin as surviving tenant by the entirety. William E. Griffin died testate on 3/10/13 and by Last Will and Testament admitted to probate in the Eighth Circuit Court of Davidson County, Tennessee, No. 13P-1033, the property herein described was devised to Stephen Paul Griffin, Phillip Michael Griffin, and Phyllis Paulette Griffin Bozarth. Oath is made that the within described property is not the principal residence of any the Grantors hereinabove-named.

SUBJECT TO all matters appearing on plat of record in Book 2133, Pages 109-110, and to any and all other applicable conditions, restrictions, easements, setback lines, plat(s) of record and encumbrances of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 505 Bel Air Drive, Nashville, TN 37217.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 24th day of December, 2013.

STEPHEN PAUL GRIFFIN

PHILLIP MICHAEL GRIFFIN

PHYLLIS PAULETTE GRIFFIN BOZARTH

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Stephen Paul Griffin, Phillip Michael Griffin and Phyllis Paulette Griffin Bozarth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this 24th day of December, 2013.

Notary Public

My Commission expires: 9/11/17