BILL GARRETT, Davidson County
Trans:T20140004805 DEEDWARR
Recvd: 01/22/14 13:09 2 pgs
Fees:13.00 Taxes:222.00
20140122-0005940

ADDRESS NEW OWNER:
Steven R. Griffith
4147G N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

SEND TAX BILL TO:
Steven R. Griffith
P.O. Box 1955
Mt. Juliet, TN 37122

MAP & PARCEL NOS.:
07001003300

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Temore Willis** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Steven R. Griffith** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Treppard Heights of record in Book 2663, Pages 64 and 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more detailed and complete description of said lot.

Being the same property conveyed to Temore Willis from Harold Bernard by Quitclaim Deed recorded on November 4, 2011, in Instrument No. 20111104-0086041, Register's Office for Davidson County, Tennessee.

This is property with a common address of **3200 West Hamilton Ave., Nashville, TN 37218.**

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years; (2) The Plan of Record in Book 2663, Pages 64 and 65, said Register's Office and all matters therein; (3) Restrictive Covenants of record in Book 2752, Page 213, said Register's office.

Grantor warrants that the property has never been his residence and that the conveyance made herein is not subject to any marital interests.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 22nd day of January, 2014.

Temore Willis

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Temore Willis,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **22nd** day of **January 2014.**

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

File No. 1401-014

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $60,000.00.

Affiant

Subscribed and sworn before me this 22nd day of January, 2014.

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017