BILL GARRETT, Davidson County
Trans:T20140023295 DEEDWARR
Recvd: 04/07/14 11:50 3 pgs
Fees:18.00 Taxes:599.40
20140407-0028770

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF March, 2014.

Notary Public

MY COMMISSION EXPIRES: ~~May 5, 2015~~ May 5, 2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ROBERT B. YOUNG, ATTORNEY AT LAW, 4800 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BONNIE SCHOFIELD	**SAME**	**142-07-0C-084.00 CO**
(NAME) **118 NEWSOM GREEN**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SHARON G. ANDERSON, JEFFREY GRIFFIN, JEREMY G. ANDERSON AND JONATHAN G. ANDERSON, BEING THE DEVISEES UNDER THE LAST WILL AND TESTAMENT OF WILMA FAYE GRIFFIN, PROBATE DOCKET NO. 13P-1976, SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **BONNIE SCHOFIELD,** HEREINAFTER CALLED THE GRANTEE, HER 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 Unit No. 84, on the Horizontal Property Regime for Ashley Green, as recorded in the Master Deed of record in Book 7184, page 44, amended in Book 7482, page 312, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to J. Clinton Griffin and wife, Wilma Faye Griffin, by deed from Rochford Realty and Construction Co., Inc., of record in Book 9495, page 517, dated October 13, 1994, said Register's Office. The said J. Clinton Griffin, a/k/a Jetti Clinton Griffin having since died on or about October 20, 1995, leaving the said Wilma Faye Griffin as the surviving tenant by the entirety. The said Wilma Faye Griffin having since died on or about November 15, 2013, leaving a Last Will and Testament which was filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division under Docket No. 13P-1976, which devised her real property to Sharon G. Anderson, Jeffrey Griffin, Jeremy G. Anderson and Jonathan G. Anderson.

This conveyance is subject to all matters as shown on Plan of record in Plat Book 6900, page 978; Master Deed for Ashley Green of record in Book 7184, page 44, corrected in Book 7467, page 279, amended in Book 7482, page 312, By-laws of record in Book 7184, page 71; Sanitary Sewer Easement of record in Book 5374, page 511; Easements of record in Book 5364, page 511, Book 5407, page 643, and Book 6483, page 907 , said Register's Office and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF ANY OF THE GRANTORS

unimproved ( )
This is improved(X) property, known as **118 NEWSOM GREEN, NASHVILLE, TN 37221**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 on this 1st day of April, 2014.

JONATHAN G. ANDERSON

JEFFREY GRIFFIN

JEREMY G. ANDERSON

SHARON G. ANDERSON

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, **Jonathan G. Anderson,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 21 day of March, 2014.

ROBERT B. YOUNG NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Notary Public

My commission expires: July 7, 2014

STATE OF TENNESSEE
COUNTY OF McMinn

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

Witness my hand and official seal at office this 1st day of April, 2014.

Marie D. McDonald
Notary Public

My commission expires: 01-23-2016

MARIE D. McDONALD
STATE OF TENNESSEE NOTARY PUBLIC
McMINN COUNTY

STATE OF FLORIDA
COUNTY OF Orange

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

Witness my hand and official seal at office this 25th day of March, 2014.

Linda Michel
Notary Public

My commission expires: 08/28/2015

Notary Public State of Florida
Linda Michel
My Commission EE125826
Expires 08/28/2015

STATE OF GEORGIA
COUNTY OF Cobb

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

Witness my hand and official seal at office this 31st day of March, 2014.

Denese Smith
Notary Public

My commission expires: 6/20/2014

DENESE SMITH
NOTARY PUBLIC
GEORGIA
COBB COUNTY