WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00

Brandy Thomas
Affiant

Subscribed and sworn to before me, this 8th day of April, 2014

R. Kirkland
Notary Public

MY COMMISSION EXPIRES: 6-21-2018
(AFFIX SEAL)

KIRKLAND MOSER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20140023871 DEEDWARR
Recvd: 04/09/14 09:04 2 pgs
Fees:13.00 Taxes:3515.00

20140409-0029499

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles K. Grant	Charles K. Grant	146-05-0
(NAME)	(NAME)	(MAP)
4949 Tyne Ridge Court	4949 Tyne Ridge Court	018.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37220	Nashville, TN 37220	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, C. David Griffin and wife, Brenda P. Griffin, as tenants in common, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Charles K. Grant and Terry J. Morgan-Grant, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Treemont of record in Plat Book 6250, Pages 895, 896 and 897, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to C. David Griffin and wife, Brenda P. Griffin, as tenants in common by Warranty Deed from Robin Hopp, married, of record in Instrument No. 20000426-0041194 Register's Office for Davidson County, Tennessee, dated April 21, 2000 and recorded on April 26, 2000. (Value of consideration shown in aforementioned deed $825,000.00.)

This property is known as 4949 Tyne Ridge Court, Nashville, TN 37220.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 4949 Tyne Ridge Court, Nashville, Tennessee 37220

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 8th day of April, 2014.

C. David Griffin

Brenda P. Griffin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared C. David Griffin; Brenda P. Griffin with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 8th day of April, 2014.

Notary Public

My Commission Expires: 1/9/2016

LEE E. GRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE