THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14030437**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $273,000.00. Anderson Affiant Subscribed and sworn to before me, this 30th day of April, 2014. Lana M. Alessio Notary Public My Commission Expires: _____

LANA M. ALESSIO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

BILL GARRETT, Davidson County
Trans:T20140030369 DEEDWARR
Recvd: 05/02/14 13:58 2 pgs
Fees:13.00 Taxes:1010.10
20140502-0037509

WARRANTY DEED

Address New Owner: Chad Wayne Ellis and Joyce Ellis 4400 Belmont Park Terrace #168 Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131030C16800CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Grace D. Griffin, Trustee of the Grace D. Griffin 1989 Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chad Wayne Ellis and Joyce Ellis, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Building Site No. 168, SECTION FIVE, ARDEN PLACE, as shown on plat of record in Plat Book 4955, Page 41, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grace D. Griffin 1989 Trust by Warranty Deed from Cortlandt T. Riggs, Executor of the Estate of Geraldine A. Lipman, deceased, recorded on the 23rd day of May, 1997 in Deed Book 10465, Page 577, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION FIVE, ARDEN PLACE, as recorded in Plat Book 4955, Page(s) 41.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Book 4754, Page 455, amended in Book 4819, Page 564, Book 4916, Page 277, Book 5019, Page 942, Book 5091, Page 66, Book 5129, Page 120, Book 5163, Page 394, Book 5231, Page 375, Book 5351, Page 592, Book 5514, Page 636 and Instrument No. 20070816-0098235.

Charter of Arden Place Homeowners Association recorded in Book 4749, Page 634.
Warranty Deed for Common Area recorded in Book 5091, Page 725, corrected in Book 5094, Page 501.

This is improved property located at 4400 Belmont Park Terrace #168 Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of April, 2014.

Grace D. Griffin 1989 Trust:

Grace D. Griffin, Trustee*

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid Grace D. Griffin, Trustee**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this April 30, 2014.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

*of the Grace D. Griffin Trust dated August 24th, 1989

**is the Trustee of the Grace D. Griffin Trust dated August 24th, 1989, the maker or a constituent of the maker and as Trustee is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this insturment on behalf of the maker.