BILL GARRETT, Davidson County
Trans:T20140033526 DEEDWARR
Recvd: 05/14/14 12:52 2 pgs
Fees:13.00 Taxes:518.00
20140514-0041389

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF APRIL, 2014.

Notary Public
My Commission Expires: 6/21/16

THIS INSTRUMENT WAS PREPARED BY
Alan C. Housholder, Attorney, 102 Woodmont Blvd., #510, Nashville, TN 37205

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP/PAR.#
Stewart Building Group, LLC 150 Grassland Drive Gallatin, TN 37066	Stewart Building Group, LLC 150 Grassland Drive Gallatin, TN 37066	84-05-0-027.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Joan Patten, formerly Joan P. McGriff, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Stewart Builidng Group, LLC hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, Described as follows: To-Wit:

Being Lot No. 20 on the Plan of Tiffany Terrace, as of record in Book 2854, page 59, Register's Office for said County.

Said Lot No. 20 fronts 82.0 feet on the easterly side of Tiffany Drive and extends back between lines, 290.0 feet on the northerly line and 306.4 feet on the southerly line to a dead line in the rear, measuring 186.0 feet thereon.

Being the same property conveyed to Robert Dale McGriff and wife Joan P. McGriff by deed from T. J. Sterritt, DBA Globe Building & Realty Company of record in Book 3181, page 89, said Register's Office. Robert Dale McGriff is deceased.

This is improved property known as 2620 Tiffany Drive, Nashville, TN 37206.

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 hand this 25 day of April, 2014.

Joan Patten

JOAN PATTEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Alan C. Housholder, a Notary Public in and for said County and State, the within named Joan Patten, formerly Joan P. McGriff 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 Nashville, Tennessee, this 25 day of April, 2014.

ALAN C. HOUSHOLDER NOTARY PUBLIC AT LARGE TENN.

NOTARY PUBLIC

My Commission expires: 6/21/16