WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140042719 DEEDWARR
Recvd: 06/17/14 10:46 2 pgs
Fees:13.00 Taxes:471.75
20140617-0052659

B-FSBO-14-754

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,499.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-16-18

(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-16-2018

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Karin Davis	Movement Mortgage, LLC	
(NAME)	(NAME)	**091-05-0C-754.00-CO**
754 Vernon Avenue	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **REGINA M. GRIFFIN, AS CO- TRUSTEE OF THE REGINA M. GRIFFIN REVOCABLE LIVING TRUST DATED JULY 13, 2006,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KARIN DAVIS, A SINGLE PERSON** hereinafter called the Grantee(s), their heirs and assigns, that 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. 754 of Vernon Avenue Townhomes, a Horizontal Property Regime with private elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Vernon Avenue Townhomes, a Horizontal Property Regime with private elements of record in Instrument Number 20061024-0131877, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Regina M. Griffin, as Trustee of the Regina M. Griffin Revocable Living Trust dated July 13, 2006 by deed from Daniel D. Griffin, Sr. and Regina M. Griffin, his wife of record in Instrument No. 20080815-0084059 Register's Office for Davidson County, Tennessee, dated July 30, 2008 and recorded on August 15, 2008.

This conveyance is subject to:
- Taxes for the year 2014 and subsequent years.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20061024-0131877, Register's Office for Davidson County, Tennessee,
- Charter for Home Owner's Association of record in Instrument Number 20061024-0131878, in the Register's Office for DavidsonCounty, Tennessee.
- Attorneys Certificate for Vernon Avenue Townhomes of record in Instrument Number 20061025-0132304, in the Register's Office for DavidsonCounty, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20060309-0027611 and Instrument No. 20060912-0105279, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer of record in Instrument Number 20060228-0022628, Instrument No. 20060309-0027613, Instrument No. 20060509-0053837, Instrument No. 20060912-0112820 and in Book 4015, Page 69, in the Register's Office for Davidson County, Tennessee.
- Deed to Metro Government of record in Book 4304, Page 418 and Book 4301, Page 325, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **754 Vernon Avenue, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 6th DAY OF JUNE, 2014.

The Regina M. Griffin Revocable Living Trust dated July 13, 2006
By: Talia Griffin, Attorney in Fact

Talia Griffin Attorney In Fact
Talia Griffin, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Talia Griffin as Attorney in Fact for The Regina M. Griffin Revocable Living Trust dated July 13, 2006 as per the Limited Specific Power of Attorney recorded simultaneously herewith and to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be her free act and deed on behalf of The Regina M. Griffin Revocable Living Trust dated July 13, 2006.

Witness my hand and official seal, this the 6th day of June, 2014.

Notary Public

My Commission Expires: 3-6-18

MARY FRANCES RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212