RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 201
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20140043483 DEEDWARR
Recvd: 06/19/14 10:59 2 pgs
Fees:13.00 Taxes:388.50
20140619-0053573

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00.

Melanie Hicks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF June, 2014.

Jenny Averhoff
Notary Public
MY COMMISSION EXPIRES: 12-21-14
File No. G14-9030D

JENNY AVERHOFF NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Magan Newton, single woman (NAME) | F & M Bank (NAME) | 128-14-218 |
| 8113 Stacy Square Court (STREET ADDRESS) | 50 Franklin St. (STREET ADDRESS) | |
| Nashville, TN 37221 (CITY) (STATE) (ZIP) | Clarksville, TN 37040 (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Norma J. Griffith, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Magan Newton, single woman**, 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:

Land in Davidson County, Tennessee, being Lot No. 7B (northeasterly portion of zoned Lot 7) on the plan of ZONE LOT DIVISION - STACY SQUARE TOWNHOMES, STACY SQUARE, SECTION 7, as shown by plat of record in Plat Book 5200, Page 438, and as amended in Book 5200, page 467, and as corrected in Book 6003, page 406, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Norma J. Griffith, unmarried from Morris Eshaghpour Contracting Corporation, by Deed dated August 26, 1983, in Book 6124, Page 718, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 5973, page 335 and Book 6307, page 866, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 5200, page 438, and as amended in Book 5200, page 467, and as corrected in Book 6003, page 406, Register's Office for Davidson County, Tennessee.

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 8113 Stacy Square Court, Nashville, TN 37221.

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. Whenever 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 13th day of June, 2014.

Norma J. Griffith

June 13, 2014
Date

STATE OF Tennessee

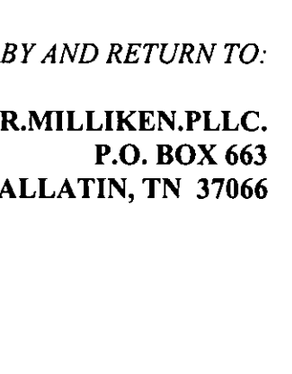
COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Norma J. Griffith, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 13th day of June, 2014.

My Commission Expires: 3/27/18

Notary Public




*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**