BILL GARRETT, Davidson County
Trans:T20140050422 DEEDWARR
Recvd: 07/15/14 09:30 2 pgs
Fees:13.00 Taxes:1221.00
20140715-0062176

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Wanda C. Hiett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF July, 2014.

Amy C. Schleier
Notary Public
MY COMMISSION EXPIRES: 9-11-17

AMY C. SCHLEIER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No. 14-9212D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jason Dawkins and Jenifer Dawkins, husband and wife (NAME)	Pinnacle Bank (NAME)	132-11-54
778 Elysian Fields Road (STREET ADDRESS)	150 3rd Ave. South, Ste 900 (STREET ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Nashville, TN 37201 (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, **Sandra T. Griffin, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jason Dawkins and Jenifer Dawkins, husband and wife**, 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. 54 on the plan of ELYSIAN FIELDS, SECTION 1, as shown by plat of record in Book 1424, Page 81, 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 Paul Griffin, III and wife, Sandra T. Griffin from Charles M. Wyman, Executor of the Estate of Kelma Hibbett, deceased, by Warranty Deed dated September 29, 1989, in Book 7951, Page 295, in the Register's Office for Davidson County, Tennessee.

The said Paul Griffin, III having since died on July 29, 2007, leaving title vested solely in Sandra T. Griffin as surviving tenant by the entirety.

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

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Book 1424, page 81, 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 778 Elysian Fields Road, Nashville, TN 37204.

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 11th day of July, 2014.

Sandra T. Griffin

July 11, 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 Sandra T. Griffin, 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 11th day of July, 2014.

My Commission Expires: 9/22/2014

Notary Public

TRUDY MILLIKEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

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