BILL GARRETT, Davidson County
Trans:T20140052402 DEEDWARR
Recvd: 07/21/14 12:40 2 pgs
Fees:13.00 Taxes:473.60
20140721-0064469

**Prepared By & Return To:**
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
14-0240HV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00.

Matthew K. Griffin
Affiant

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of July, 2014.

Notary Public
Commission Expires: 10-28-2015

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Nicole Ferreira<br>119 Westerly Drive<br>Nashville, TN 37221 | Movement Mortgage<br>841 Seahawk Circle<br>Virginia Beach, VA 23452 | 142-07-0A-119.00<br>CO |

# WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

**Matthew K. Griffin, unmarried**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Nicole Ferreira, unmarried**

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 Unit No. 119 of Willow Pointe Condominiums created under Title 66, Section 27-101, et seq. As amended Tennessee Code Annotated, and as established by a Master Deed of record in Book 6772, page 257, as amended in Book 8867, Page 283 and further amended in Instrument No. 20120911-0082239, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Commons Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of Willow Pointe Condominiums set forth as Exhibit "A" of said Master Deed, for a more complete Identification and description of said Unit.

BEING the same property conveyed to Matthew K. Griffin, by Warranty Deed from Norton R. Smith, unmarried, dated 11/23/09 and recorded 12/10/09 in Instrument No. 20091210-0113020, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 119 Westerly Drive, 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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 18th day of July, 2014.

Matthew K. Griffin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Matthew K. Griffin** 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 at Nashville, Tennessee this 18th day of July, 2014.

Notary Public
My Commission Expires: 10-28-2015

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHATHAM COUNTY, TENN.
(Notary Seal)