WARRANTY DEED

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M14-1248

G-RL-14-322

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $302,750.00.

DAVID W GRIFFIN
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF AUGUST, 2014.

I. M. Corr
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 7, 2017

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)
David W. Griffin and Ashley Palmer	Franklin American Mortgage Company	
(NAME)	(NAME)	
322 54th Avenue North	501 Corporate Centre Drive Suite 400	**91-15-E-15.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Franklin, TN. 37067	
(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 **RICHLAND STATION, LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DAVID W. GRIFFIN, AN UNMARRIED MAN AND ASHLEY PALMER, AN UNMARRIED WOMAN,** 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 15, RICHLAND STATION, as shown in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140213-0012916, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Warranty Deed from David Helton, unmarried to Richland Station LLC as recorded on the 1st day of July, 2013 in Instrument No. 20130701-0067684; part of Quitclaim Deed from David Helton, unmarried to Richland Station LLC as recorded on the 1st day of July, 2013 in Instrument No. 20130701-0067683; part of Warranty Deed from Adelaide Lawrence Sauer and husband, Matthew Sauer to Richland Station LLC as recorded on the 1st day of July, 2013 in Instrument No. 20130701-0067689; part of Quitclaim Deed from Adelaide Lawrence Sauer and husband, Matthew Sauer to Richland Station LLC as recorded on the 1st day of July, 2013 in Instrument No. 20130701-0067688; part of Warranty Deed from Advisory Board Tennessee Church of the Nazarene, Inc., Successor to McClurkan Memorial Church of the Nazarene, Inc., which is now dissolved to Richland Station, LLC, a Tennessee Limited Company as recorded on the 1st day of July, 2013 in Instrument No. 20130701-0067686 and part of Quitclaim Deed from Advisory Board Tennessee Church of the Nazarene, Inc., Successor to McClurkan Memorial Church of the Nazarene, Inc., which is now dissolved to Richland Station, LLC, a Tennessee Limited Company as recorded on the 1st day of July, 2013 in Instrument No. 20130701-0067685, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument with the GRANTEES paying their prorated share thereof to the GRANTORS who will be responsible for payment of said taxes.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REALTY SAVINGS BANK & TRUST, as recorded in Plat Book 421, Page(s) 18 and RICHLAND STATION recorded at Instrument No. 20140221-0014719, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140213-0012916, Register's Office for Davidson County, Tennessee.
- Charter of Homeowners Association recorded at Instrument No. 20140213-0012915, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer/Storm Drainage, recorded in Book 5756, Page 615, Register's Office for Davidson County, Tennessee.
- Easement for Storm Water, recorded in Book 1711, Page 486, Register's Office for Davidson County, Tennessee.
- Unrecorded Sewer Easement referenced in Deeds recorded in Book 4418, Page 756 and Book 7791, Page 254,

BILL GARRETT, Davidson County
Trans:T20140060960 DEEDWARR
Recvd: 08/18/14 15:27 2 pgs
Fees:13.00 Taxes:1120.18

20140818-0074899

- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded at Instrument No. 20131122-0120386.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **322 54th Avenue North, 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 15th DAY OF AUGUST, 2014.

Richland Station, LLC

BY: _____
Andrew Beaird, Director

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andrew Beaird, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Director of Richland Station, LLC, the within named bargainor, a limited liability company, and that he/she as such Director executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of August, 2014.

_____
Notary Public

My Commission Expires:

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-15-2016

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