BILL GARRETT, Davidson County
Trans:T20140066201 DEEDWARR
Recvd: 09/05/14 11:25 4 pgs
Fees:23.00 Taxes:1110.00
20140905-0081449

THIS INSTRUMENT WAS PREPARED BY:
Joshua D. Hankins, Esq.
HAYNES, FREEMAN & BRACEY, PLC
Post Office Box 527
140 North Main Street
Goodlettsville, Tennessee 37070
(615) 859-1328

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Daniel M. Griffin 200 Rivergate Parkway Goodlettsville, TN 37072	New Owner(s)	026-05-0-104.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, GRADY L. BRYANT, a resident of the State of Tennessee ("Grantor"), has bargained and sold, and by these presents, transfers and conveys unto DANIEL M. GRIFFIN, a resident of the State of Tennessee ("Grantee"), his heirs, successors and/or assigns, certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property").

The Subject Property is improved property known as 200 Rivergate Parkway, Goodlettsville, Davidson County, Tennessee 37072. Grantor represents and warrants that the Subject Property is not his marital residence.

Said Subject Property is conveyed to Grantee subject to the matters described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, his heirs, successors and/or assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself and his heirs to warrant and forever defend the title to the Subject Property to Grantee, his successors and/or assigns, against the lawful claims of all persons, except for claims arising out of the matters set forth above.

IN WITNESS WHEREOF, I have hereunto set my signature, this 21st day of August, 2014.

GRANTOR:

GRADY L. BRYANT

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me JOSH HANKINS the undersigned, a Notary Public in and for the State and County aforesaid, GRADY L. BRYANT, the within named bargainor, a resident of the State of Tennessee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, this 21 day of August, 2014.

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Notary Public

My Commission Expires: 12/18/17

MY COMMISSION EXPIRES: DECEMBER 18, 2017

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is Three Hundred Thousand and 00/100 Dollars ($300,000.00).

Daniel M. Griffin

Sworn to and subscribed before me, this 21 day of August, 2014.

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Notary Public

My Commission Expires: 12/18/17

MY COMMISSION EXPIRES: DECEMBER 18, 2017

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

LAND in Davidson County, Tennessee, being Lots 8, 9 and 10, Block "I", on the Fourth Addition, Roscoe Place, as recorded in Plat Book 843, page 74, in the Register's Office for Davidson County, Tennessee, and that portion of Frances Street closed by Ordinance No. 76-203, described according to a survey made by Donald R. Carver, Surveyor, dated July 3, 1977, as follows, to-wit:

BEGINNING at a point in the northerly right-of-way of Two Mile Parkway; thence with the curving margin of said parkway, having a radius of 1195.92 and in a generally westerly direction 133.30 feet to a point; the beginning of a curve to the right having a radius of 25.00 feet; thence around said curve and in a northwesterly direction 39.40 feet to a point in the easterly margin of Donald Avenue; thence with the said margin of said Avenue, North 2 degrees 30' West 137.08 feet to a point; thence leaving Donald Avenue, North 88 degrees 00' East 150.00 feet to a point; said point being the northeasterly rear corner of Lot No. 10; thence with the easterly line of Lot No. 10, South 2 degrees 30' East 150.00 feet to the point of beginning.

BEING the same property conveyed to Grady L. Bryant by deeds of record at Book 5650, page 774, and Book 6769, page 40, said Register's Office.

EXHIBIT B

EXCEPTIONS TO TITLE TO SUBJECT PROPERTY

1. General or special taxes and assessments required to be paid in the year 2014 and subsequent years.

2. Applicable building and zoning laws.

3. Any discrepancies, conflicts, easements, boundary line disputes, any shortages in area, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the Property.

4. Matters referenced in Plat Book 843, page 74, said Register's Office.

5. Matters referenced in Ordinance No. 76-203, City of Goodlettsville, Tennessee.