(1)

BILL GARRETT, Davidson County
Trans:T20140070056 DEEDWARR
Recvd: 09/18/14 14:55 2 pgs
Fees:13.00 Taxes:1191.03
20140918-0085891

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1283

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Karen Lynn Griffin 729 Templeton Drive Nashville, TN 37205	Same	102-15-64.00

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $321,900.00

Affiant

PAM S. HOUSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

Subscribed and sworn to before me, this the 15th day of September, 2014.

Notary Public

My Commission Expires: _____
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **James Franklin Osteen III, joined by Rachel Osteen, his wife, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Karen Lynn Griffin, a single woman ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 246 on the Plan of Brook Meade, Section VII, of record in Plat Book 2331, page 5, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to James Franklin Osteen III by Warranty Deed from Kurt D. Frederick. A married man, dated August 31, 2009, recorded September 8, 2009, of record in Instrument No. 20090908-0083962, Register's Office for Davidson County, Tennessee.

This is improved property located at: **729 Templeton Drive, Nashville, TN 37205**

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEE who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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 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, 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of **September, 2014.**

GRANTOR(S)

James Franklin Osteen III

James Franklin Osteen III

Rachel Osteen

Rachel Osteen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **James Franklin Osteen III and Rachel Osteen** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as their free Act and Deed.

Witness my hand and official seal on this the 15th day of **September, 2014.**

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

L.M. Corriveau

Notary Public
My Commission Expires: _____