# WARRANTY DEED

File #14095

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,500.00

Destiny D. Holmes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26ND DAY OF SEPTEMBER, 2014.

April G Nichols
Notary Public

MY COMMISSION EXPIRES: 12-28-15
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20140072724 DEEDWARR
Recvd: 09/29/14 09:43 2 pgs
Fees:13.00 Taxes:449.55
20140929-0089240

**THIS INSTRUMENT WAS PREPARED BY**
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Richard Griffiths | New Owner | -142-05-0B-089.00-CO |
| (NAME) | (NAME) | |
| 8300 Sawyer Brown Road Q302 | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37261 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE **Brad L. Teague, unmarried and David C. Teague, married as joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard L. Griffiths and wife, Gina A. Griffiths and Ashley Griffiths,** 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. Q-302, in River Plantation, Section Three, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Nashville, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section Three, Condominium Apartments, recorded in Book 4675, Page(s) 75 through 77 inclusive and amended in Plat Book 4675, Page(s) 103 through 105 inclusive, Register's Office for Davidson County, Tennessee and described in a Master Deed, recorded in Book 4784, Page 464, Register's Office for said County, to which reference is hereby made. The Easements, Restrictive Covenants, Conditions, and Regulations imposed upon and relating to the property, Apartments, Co-owners, and Tenants of River Plantation, Section Three, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4784, Page 482, Register's Office of Davidson County, Tennessee, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Brad L. Teague and David C. Teague, as joint tenants with right of survivorship by deed from Gary F. Dillard and Thomas M. Cartwright of record in Instrument No. 20050815-0096074 Register's Office for Davidson County, Tennessee, dated August 02, 2005 and recorded on August 15, 2005.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; (3) All matters shown on the Plan of record Plat Book 4675, Page (s) 75 through 77, inclusive, amended in Book 4675, Pages 103 through 105, inclusive; Plan of record in Plat Book 4460, Page 200; Master Deed establishing a Horizontal Property Regime of River Plantation, Section Three of record in Book 4784, Page 464, Book 4784, Page 482 and Book 5785, Page 180; Grant of easement of record in Instrument Number 20121114-0104719, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 8300 Sawyer Brown Road Q302, Nashville, TN 37261
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hand this 26th day of September, 2014.

Brad L. Teague by: _____, attorney in fact

Brad L. Teague

By: Daniel Heard, his attorney in fact

David C. Teague by: _____, attorney in fact

David C. Teague

By: Daniel Heard, his attorney in fact

STATE OF TENNESSEE
COUNTY OFWILLIAMSON

On this 26th day of September, 2014, before me personally appeared Daniel Heard, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Brad L. Teague pursuant to a Specific Limited Power of Attorney dated 09/17/2014 and filed of record in Instrument No. 20140929-0089238, in the Register's for Davidson County, Tennessee, and further acknowledged that he executed the same as the free act and deed of Brad L. Teague, as his attorney in fact.

Witness my hand and seal this 26th day of September, 2014.

Notary Public

My Commission Expires: 9/21/2015

CONNIE TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OFWILLIAMSON

On this 26th day of September, 2014, before me personally appeared Daniel Heard, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of David C. Teague pursuant to a Specific Limited Power of Attorney dated 09/18/2014 and filed of record in Instrument No. 20140929-0089239, in the Register's for Davidson County, Tennessee, and further acknowledged that he executed the same as the free act and deed of David C. Teague, as his attorney in fact.

Witness my hand and seal this 26th day of September, 2014.

Notary Public

My Commission Expires:
9/21/2015

CONNIE TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027