Davidson County DEEDWARR
Recvd: 11/20/14 14:10 6 pgs
Fees:32.00 Taxes:0.00
20141120-0107098

Prepared By:
Timios, Inc.
Eliana Nuñez

5716 Corsa Ave., Suite 102

Westlake Village, CA 91362

Phone: (877) 884-6467

After Recording Return To:
WARREN GRIGGS
1308 DALEMERE DR
NASHVILLE, TN 37207-1217

Send Tax Bills To:
WARREN R. GRIGGS
1308 DALEMERE DR
NASHVILLE, TN 37207-1217

WARRANTY DEED

PARCEL NUMBER:

THIS INDENTURE, made this 20 day of Aug, 2014, by and between WARREN R. GRIGGS AND WIFE, DEBORAH L. GRIGGS, party of parties of the first part, hereinafter collectively referred to as GRANTOR, and WARREN R. GRIGGS, a married man, as party or parties of the second part, hereinafter referred to as GRANTEE (the words Grantor and Grantee to include their respective heirs, successors and assigns where the context requires or permits):

WITNESSETH: For and in consideration of 0 Dollars ($ 0), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in DAVIDSON, State of Tennessee:

THE FOLLOWING TRACT OR PARCEL OF LAND, TO-WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 127 ON THE PLAN OF DALEMERE SUBDIVISION, SECTION 6, OF RECORD IN BOOK 3700, PAGE 22, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION. BEING THE SAME PROPERTY CONVEYED TO FRANKLIN O. GRIGGS AND WIFE, MINNIE P. FRIZZELL GRIGGS BY DEED FROM FRANKLIN O. GRIGGS AND MINNIE P. FRIZZELL, TENANTS IN COMMON OF RECORD IN BOOK 11099, PAGE 15, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. MINNIE P. FRIZZELL GRIGGS DIED APRIL 7, 1996 AND FRANKLIN O. GRIGGS DIED FEBRUARY 7, 2011. WARREN R. GRIGGS BEING FRANKLIN O. GRIGGS SOLE HEIR AT LAW, AS OF RECORD IN AFFIDAVIT AS TO HEIRS OF RECORD IN INSTRUMENT NO. 20110412-0028094, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. FOR INFORMATIONAL PURPOSE ONLY: ADDRESS: 1308 DALEMERE DR NASHVILLE TN 37207-1217 APN#:04103001700

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons. The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF: The said parties of the first part have hereunto set their hands and seal the day and year first above written.

Witness 1

Witness 2

Warren R Griggs
WARREN R. GRIGGS

Deborah L Griggs
DEBORAH L. GRIGGS

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared WARREN R. GRIGGS AND DEBORAH L. GRIGGS, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 22 day of AUGUST, 2014.

My Commission Expires: 11/6/2017

Notary Public

SEE ATTACHED ALL-PURPOSE ACKNOWLEDGMENT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ e, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Warren R Griggs

Sworn to and subscribed before me this 22 day of AUGUST, 2014.

My Commission Expires: 11/6/2017

Notary Public

ALVIN JOHNSON, SR.
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

ALL-PURPOSE ACKNOWLEDGMENT

State of TENNESSEE
County of DAVIDSON } ss.

On 8/22/2014 (Date) before me, ALVIN JOHNSON, SR (Name and Title of Officer (e.g., "Jane Doe, Notary Public"))

personally appeared WARREN R. GRIGGS AND DEBORAH L. GRIGGS (Name(s) of Signer(s))

☐ personally known to me
☑ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

ALVIN JOHNSON SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WITNESS my hand and official seal.

Signature of Notary Public

COMMISSION EXPIRES 11/6/2017

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: 8/22/2014 Number of Pages: _____

Signer(s) Other Than Named Above: NONE

Capacity(ies) Claimed by Signer

Signer's Name: _____

☑ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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LEGAL DESCRIPTION

File No: 08-00994209

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FOR INFORMATIONAL PURPOSE ONLY: ADDRESS: 1308 DALEMERE DR NASHVILLE TN 37207-1217 APN#:04103001700

True Copy Certification

I, RICHARD CABAN, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of California

County of Los Angeles

Personally appeared before me, Marisela Loyola, a notary public for this county and state, Richard Caban. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MARISELA LOYOLA
COMM. #2038717
Notary Public - California
Los Angeles County
My Comm. Expires Aug. 25, 2017

NRO1 NRO1

Notary's Signature

My Commission Expires: _____

Notary' Seal (if on paper)