THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14112464**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $410,000.00. Destiny S. Holmes Affiant Subscribed and sworn to before me, this 1st day of December, 2014. April G. Nichols Notary Public My Commission Expires: 6-28-15

BILL GARRETT, Davidson County
Trans:T20140091884 DEEDWARR
Recvd: 12/09/14 09:24 2 pgs
Fees:13.00 Taxes:1517.00
20141209-0112518

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Andrew J. Dodd and Laurie N. Dodd 1136 Stonewall Jackson Court Nashville TN 37220	New Owner	Tax Parcel ID No. 14511000900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **George Griffin** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew J. Dodd and Laurie Dodd, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 4, GRANNY WHITE PARK, as shown on plat of record in Plat Book 3700, Page 72, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to George Griffin and wife, Jane Griffin by Warranty Deed from Marvin A. Owen and wife, Elizabeth R. Owen, recorded on the 14th day of April, 1971 in Deed Book 4493, Page 300, in the Register's Office of Davidson County, Tennessee. Jane Griffin having since died on August 3, 2011.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GRANNY WHITE PARK, as recorded in Plat Book 3700, Page(s) 72.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4025, Page 385.

This is improved property located at 1136 Stonewall Jackson Court Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 1st day of December, 2014.

George Griffin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, George Griffin, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of December, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018