BOX 10-A

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14102203**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $520,000.00. Tracie L. Williams Affiant Subscribed and sworn to before me, this 15th day of December, 2014. Notary Public My Commission Expires: TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires SEPT. 18, 2017

BILL GARRETT, Davidson County
Trans:T20140093922 DEEDWARR
Recvd: 12/16/14 10:29 2 pgs
Fees:13.00 Taxes:1924.00
20141216-0114829

WARRANTY DEED

Address New Owner: Patricia Griffith 3818 Moss Rose Drive Nashville, TN 37216	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 07306002800

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, **Geoffrey W. Newhall, a married person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Patricia A. Griffith, an unmarried woman**, ("Grantees"), its 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 5, RIVERWOOD LAKE, as shown on plat of record in Plat Book 974, Page 44, 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 Geoffrey W. Newhall, a married person by Warranty Deed from Eugene Martin Daniels, a single person and Joey Chris Robinson, a single person, recorded on the 26th day of July, 2005 in Instrument No. 20050726-0086642, in the Register's Office of Davidson County, Tennessee.

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.

Karen Newhall joins in signing this Deed to convey any marital interest she may have in the subject property.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVERWOOD LAKE, as recorded in Plat Book 974, Page(s) 44.

Easement for the flow of the waters of the Cumberland River, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Cumberland River, free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Cumberland River.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

This is improved property located at 3818 Moss Rose Drive Nashville, TN 37216.

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 10th day of December, 2014.

Geoffrey W. Newhall

Karen Newhall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Geoffrey W. Newhall and Karen Newhall, 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 10th day of December, 2014.

Notary Public

My Commission Expires: _____

