WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150013279 DEEDWARR
Recvd: 02/24/15 09:01 2 pgs
Fees:13.00 Taxes:592.00
20150224-0015666

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of February, 2015

Notary Public

MY COMMISSION EXPIRES: 1-28-2018

(AFFIX SEAL)

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-28-2018

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard L. Griffiths	F&M Bank	102-03-0-053.00
(NAME)	(NAME)	
510 Continental Drive	50 Franklin St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Walter C. Pulley,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Richard L. Griffiths and Gina A. 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 Lot No. 1317 on the Plan of Charlotte Park, Section 17, as of record in Book 3600, pages 21 and 22, Register's Office for said County. Said Lot No. 1317 fronts 75.0 feet on the northeasterly side of Continental Drive and extends back 153.5 feet on the northwesterly line and 153.0 feet on the southeasterly line to a line in the rear, on which it measures 75.0 feet.

BEING the same property conveyed to Walter C. Pulley, by Quitclaim Deed from Walter C. Pulley and Rhonda Blount, being the sole heirs at law of Maureen T. Spurlock, dated 4/7/11 and recorded 5/9/11 in Instrument No. 20110509-0035427; and being the same property previously conveyed to Jesse G. Spurlock and wife, Maureen T. Spurlock, by Warranty Deed from Eunice S. Lovell, unmarried, dated 7/14/00 and recorded 7/18/00 in Instrument No. 200007180070901, in the Register's Office of Davidson County, Tennessee. The said Jesse G. Spurlock having since predeceased Maureen T. Spurlock on November 28, 2003. The said Maureen T. Spurlock having since died, testate, April 3, 2010, leaving said property vested in her heirs at law, Walter C. Pulley and Rhonda Blount pursuant to Probate Case Docket No. 10P975, in the probate Court for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 510 Continental Drive, Nashville, TN 37209
(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/our hands this 20th day of February, 2015.

Walter C. Pulley

State of Tennessee
County of Sumner

Personally appeared before me Walter C. Pulley, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of February, 2015.

Notary Public _____
My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2016

File No.: 150094