Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20150015970 DEEDWARR
Recvd: 03/04/15 12:44 2 pgs
Fees:13.00 Taxes:2035.00
20150304-0018965

39-B
File #15-1031

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joel Griffith and Sarah Griffith, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Jason Charles Hecht, a single man,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 65 on the Plan of Belmont Land Company's Plan of Lots called "Belmont Heights," as of record in Plat Book 421, Page 34, Register's Office for Davidson County, Tennessee, and more particularly described according to survey by John Kohl and Co., 400 7th Avenue South, Nashville, TN, 37203, License No. 100, dated November 8, 1994 as follows:

Said part of said Lot No. 65 fronts 50 feet on the northerly side of Elmwood Avenue and runs back between parallel lines, along the westerly margin of an alley, 188 feet to another alley in rear.

Being the same property conveyed to Joel Griffith and Sarah Griffith, husband and wife, by Warranty Deed from Stuart Wilder, III and Susan L. Allen, husband and wife dated August 1, 2013, of record as Instrument No. 20130806-0082477, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1206 Elmwood Avenue, Nashville TN, 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 26th day of February, 2015.

Joel Griffith

Sarah Griffith

State of Tennessee)
County of Davidson)

On this 26th day of February, 2015, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Joel Griffith and Sarah Griffith, the barganor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA K. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 550,000.00.

Affiant

Sworn and subscribed before me on this the 26th day of February, 2015.

Notary Public

My Commission Expires: 5/8/18

ANGELA K. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Jason Charles Hecht	F & M Bank	105-13-103.00
1206 Elmwood Avenue	PO Box 451	
Nashville, TN 37212	Clarksville, TN 37041	