WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,275.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27 day Feb 2015

Notary Public

MY COMMISSION EXPIRES: 9/10/18

(AFFIX SEAL)

COUNTY OF DAVIDSON SUSAN L HENRICH STATE OF TENNESSEE NOTARY PUBLIC

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3910 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Alicia Griffith	Owner	091 11 0 324.00
(NAME)	(NAME)	
5304 Georgia Avenue		
(ADDRESS)	(ADDRESS)	
Nashville 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Eighty-Four Thousand Two Hundred Seventy-Five And No/100 Dollars ($184,275.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **James Ritchie Parris**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Alicia Griffith**, 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:

Being Lots Nos. 1209 and 1211, in Block 189 of the Extension of Plan No. 1 of the West Nashville, a plan of which Extension is of record in Book 57, Page 173, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 1209 and 1211 fronting together 50 feet on the north side of Georgia Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to James Ritchie Parris by Warranty Deed from Wilson Enterprises, Inc. dated March 28, 2006 and recorded March 29, 2006 in Instrument No. 20060329-0035434, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-150686

BILL GARRETT, Davidson County
Trans:T20150017362 DEEDWARR
Recvd: 03/10/15 14:03 2 pgs
Fees:13.00 Taxes:681.82
20150310-0020495

The execution of this Affidavit does not obligate the Company to delete any of the referenced exceptions. The Company reserves the right to rely on any information available in making a final determination regarding the deletion of said exceptions.

Executed this 27th day of February, 2015.

James Ritchie Parris

Sworn to and subscribed before me this 27th day of February, 2015.

Notary Public

My Commission Expires: 9-10-18

