ADDRESS NEW OWNER:
Stefanie Kisselburg
Alexander G. Griffin
2438 Chapman Drive
Nashville, TN 37206

BILL GARRETT, Davidson County
Trans:T20150038186 DEEDWARR
Recvd: 05/18/15 09:27 2 pgs
Fees:13.00 Taxes:995.30
20150518-0045230

SEND TAX BILL TO:
Same as owner

MAP & PARCEL NOS.:
08312001000

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Mary C. Allen, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Stefanie Kisselburg and Alexander G. Griffin, wife and husband** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being described as follows, to-wit:

Being Lot No. 141 on the Plan of Eastland Acres, Section Two, as of record in Book 2331, Page 7, Register's Office for said County, and described as follows:

Beginning at a point in the northerly margin of Brittany Drive at the common corners of said lot and Tract "A"; thence with said drive easterly 200 feet to the beginning of a curve; thence around said curve in a northerly direction, 46.1 feet to a concrete monument in the westerly margin of Chapman Drive; thence northerly with said Drive 142 feet to the corner of Lots 140 and 141; thence westerly along the line between said lots 193 feet to a point in the east line of Tract "A"; thence southerly with the line between tract "A" and Lot 141, 108 feet to the point of beginning.

Being the same property conveyed to William C. Allen and wife, Mary Lou Allen, from Verner F. Hughes and wife, Mary R. Hughes, by Warranty Deed dated August 3, 1960, and appearing of record in Book 3128, Page 353, Register's Office for Davidson County, Tennessee. The said William C. Allen died on December 17, 2012, leaving Mary Lou Allen as the sole surviving tenant by the entirety.

This is property with a common address of **2438 Chapman Drive, Nashville, TN 37206**.

Mary C. Allen is one and the same person as Mary Lou Allen.

The property described herein is conveyed "AS IS."

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2331, Page 7, Register's Office for Davidson County, Tennessee; and Restrictive Covenants of record in Book 2335, Page 386, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, in fee simple forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 11th day of May, 2015.

Mary C Allen by William Clark Allen Attorney in fact

Mary C. Allen by William Clark Allen, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this ~~15th~~ 11th day of May 2015, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named William Clark Allen, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of Mary C. Allen, and is authorized by her to execute this instrument on her behalf by virtue of a Durable General Power of Attorney recorded in Instrument No. 20150511-0042948 in said Register's Office.

Witness my hand and official seal at office, this ~~15th~~ 11th day of May 2015.

Notary Public
My Commission Expires: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

File No. 1505-074

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $269,000.00.

Cathy Carnes
Affiant

Subscribed and sworn before me this 11th day of May, 2015.

Notary Public
My Commission Expires: 8/23/16

KATHRYN MICHELLE CASSIDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2016