27269-8

BILL GARRETT, Davidson County
Trans:T20150041653 DEEDWARR
Recvd: 05/29/15 09:24 2 pgs
Fees:13.00 Taxes:1701.63
20150529-0049510

Box 14

WARRANTY DEED

ANNA MOSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$459,900.00.**

Affiant

Subscribed and sworn to before me, this the 28th day of May, 2015.

Notary Public

My commission expires: 5-8-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Virginia K. Griffith, Trustee of the Virginia K. Griffith Revocable Trust	New Owner	**Map 105-13-0-B Parcel 002.00co**
2207 10th Avenue South #A		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Michael R. Kuffner, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Virginia K. Griffith, Trustee of the Virginia K. Griffith Revocable Trust and U/A/D November 11, 2011

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:

A certain condominium unit in Davidson County, Tennessee, being Unit No. A on the Plan of 2207 Townhomes, a Horizontal Property Regime, created under Title 66, Section 17-101, et seq., as amended, and as established by a Master Deed and By-Laws of record as Instrument No. 20050208-0014709 in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of 2207 Townhomes Condominiums as shown on Exhibit "A" to said Master Deed for a more complete identification and description of said unit.

Being the same property conveyed to Michael R. Kuffner, unmarried and Stephen J. Kuffner and wife, Barbara A. Kuffner, by Deed dated February 29, 2008 from Ryan Anthony Miller, an unmarried man, of record in Instrument No. 20080304-0021706, Register's Office for Davidson County, Tennessee. The said Michael R. Kuffner, a married man, who acquired title as unmarried man, and Stephen J. Kuffner and Barbara A. Kuffner, husband and wife, having quitclaimed to Michael R. Kuffner, a married man, of record in Instrument No. 20130222-0018095, Register's Office for Davidson County, Tennessee.

Mary Thomas Kuffner, spouse of the above named Michael Kuffner, joins in this conveyance for the purpose of releasing any and all rights he/she may have in and to the above described property, including any marital rights and homestead exemption.

Conveyance of the above described parcel is subject to the following: 1) The Plan of record as shown on Exhibit "A" to Master Deed of record in Instrument No. 20050208-0014709, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) All matters as shown on Plat Book 57, Page 83, said Register's Office. 3) Charter of 2207 Townhomes Homeowners' Association, Inc., of record in Instrument No. 20050208-0014708, said Register's Office. 4) Master Deed, Attorney's Certificate and By-Laws of 2207 Townhomes, of record in Instrument No. 20050208-0014709, said Register's Office.

This is improved (__x__) Unimproved (____) property, known as **2207 10th Avenue South #A, Nashville, TN 37204**

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 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 hand(s) this 28 day of **May, 2015.**

Michael R. Kuffner

Mary Thomas Kuffner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Michael R. Kuffner and Mary Thomas Kuffner,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28 day of **May, 2015.**

Notary Public

My Commission Expires:

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017