BILL GARRETT, Davidson County
Trans:T20150045336 DEEDWARR
Recvd: 06/09/15 13:15 2 pgs
Fees:13.00 Taxes:1572.50
20150609-0054153

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1184

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Richardson M. Roberts 227 Old Hickory Blvd. Nashville, TN 37215	NEW OWNER	130-03-0-037.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $425,000.00

Affiant

Subscribed and sworn to before me, this the 5th day of June, 2015.

Notary Public
My Commission Expires: 8/23/2016
(Affix Seal)

DAVIDSON COUNTY AMANDA VAUGHN Notary Public State of Tennessee

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Griswold Properties, a Tennessee General Partnership,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Richardson M. Roberts,** 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. 18, Block 9, as shown on the Plan of Resubdivision of part of Royal Oaks Subdivision, of record in Plat Book 547, page 167, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Griswold Properties, by Warranty Deed from Nelson L. Griswold a/k/a Nelson L Griswold, III, and wife Elizabeth Long Durrett Griswold, dated June 15, 2004, recorded June 21, 2004, of record in Instrument No. 20040621-0073186, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **4310 Sunnybrook Dr, Nashville, TN 37205**

This conveyance is made subject to: (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying its prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever 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 our hands on the **5th** day of **June, 2015**.

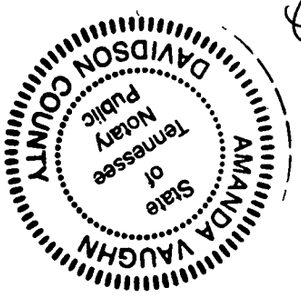
Griswold Properties a Tennessee General Partnership

By: Nancy J. Griswold
Nancy J. Griswold, Managing Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Nancy J. Griswold, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Managing Partner of Griswold Properties, a Tennessee General Partnership, the within named bargainor, and that she as such Managing Partner, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the General Partnership by herself as Managing Partner.

Witness my hand and Official Seal this the 5th day of June, 2015.



Amanda Vaughn
Notary Public
My Commission Expires: 8/23/2016