WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150069368 DEEDWARR
Recvd: 08/18/15 10:03 2 pgs
Fees:13.00 Taxes:601.25
20150818-0082924

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

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of August, 2015

Notary Public

MY COMMISSION EXPIRES: 3-7-2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Steve R Griffith	NEW OWNER	127-13-0-036.00
(NAME) P.O. Box 1955 ~~2009 Lynnhaven Court~~	(NAME)	
(ADDRESS) Mt. Juliet, TN ~~37122~~ 37121	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **John Alexander Prince,** unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steve R Griffith,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 20 as shown on the plan of Section Four, Merrymount Acres, as of record in Book 4460, pages 126 and 127, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to King-Parker Properties, a partnership composed of Danny F. King & John R. Parker, by Installment Deed from William D. Hall and wife, Sue L. Hall, dated July 2, 1980, of record in Book 5626, page 154, Register's Office for Davidson County, Tennessee. See Dissolution of Partnership of record in Book 8674, page 340, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Danny F. King by Quitclaim Deed from John R. Parker, dated March 31, 1999, of record in Book 11409, page 57, Register's Office for Davidson County, Tennessee. Also being the same property vested in Brenda C. King by Final Decree of Divorce of record in Instrument No. 19991206-0300213, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to John Alexander Prince, unmarried, by Warranty Deed from Brenda C. King, unmarried, dated May 1, 2015, of record in Instrument No. 20150505-0041092, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 4460, pages 126 and 127 and restrictions of record in Book 5107, page 729; all of record in the Register's Office for **Davidson** County, Tennessee.

unimproved ☐

This is improved ☐ property, known as 8409 Rolling Hills Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 this 14th day of August, 2015.

John Alexander Prince

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared John Alexander Prince, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 14th day of August, 2015.

Notary Public
My Commission Expires: 6-4-17

File No.: 21139

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017