THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 675,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF Sept, 2015 Notary Public MY COMMISSION EXPIRES: March 8, 2016 (AFFIX SEAL)
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Florence Hanker	NEW OWNER	
110 31st Avenue North Unit 705		104-02-4C-081.00-CO
Nashville, TN 37203-1592		
(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, WE, **James W. Griffith and Pamela R. Griffith, Trustees of the Griffith Tennessee Community Property Trust dated April 22, 2015,**

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

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 Unit 705, together with the appurtenant interest in the common elements of The West End, a condominium community, a horizontal Property Regime established by Master Deed of record as Instrument No. 20080401-0032619, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed Establishing The West End of record as Instrument No. 20080408-0035628, Register's Office for Davidson County, Tennessee, as further amended by Second Amendment to Master Deed Establishing The West End as Instrument No. 20090512-0043586, Register's Office for Davidson County, Tennessee, and as further amended by Amendment to Second Amendment to Master Deed Establishing The West End as Instrument No. 20090921-0087974, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to James W. Griffith and Pamela R. Griffith, Trustees of the Griffith Tennessee Community Property Trust dated April 22, 2015 by Quitclaim deed from James Griffith and Pamela R. Griffith of record in Instrument No. 20150430-0038810 Register's Office for Davidson County, Tennessee, dated April 22, 2015 and recorded on April 30, 2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **110 31st Avenue North Unit 705, Nashville, TN 37203-1592.**

BILL GARRETT, Davidson County
Trans:T20150082224 DEEDWARR
Recvd: 09/28/15 10:44 2 pgs
Fees:13.00 Taxes:2497.50
20150928-0098119

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 our hands this the 24 day of Sept., 2015.

Trustee

James W. Griffith, Trustee

Pamela R. Griffith, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James W. Griffith and Pamela R. Griffith, Trustees of the Griffith Tennessee Community Property Trust dated April 22, 2015,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 24 day of Sept, 2015.

My Commission expires: March 8, 2016

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN