WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2015

Notary Public:

MY COMMISSION EXPIRES: 11-5-19
(AFFIX SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Aaron Pontious	Summit Mortgage, Inc.	Parcel ID:
6003 Port Anadarko Trail	8614 St Joe Rd	09704006100
Hermitage, TN 37076	Fort Wayne Indiana 46835	

FOR AND IN 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

David Jason Griffin and wife, Audrey Campbell Griffin

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Aaron Pontious and wife, Casey Pontious

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. 111 on the Plan of Section Two, Lake Park, of record in Book 4300, Page 66, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David Jason Griffin and wife, Audrey Campbell Griffin by deed from Glenn P. Spangler and Bernice P. Spangler, of record in Instrument 20070417-0045695, dated April 13, 2007, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Book 4429, Page 577, and amended in Book 4443, Page 212, and Book 4516, Page 751, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 4300, Page 66, said Register's Office; (3) Deed to First Suburban Water District of record in Book 4914, Page 466, said Register's Office; 4) Deed of Conveyance for Water Mains & Sewer in Book 4431, Page 831, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 6003 Port Anadarko Trail, Hermitage, TN 37076

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 15th day of December, 2015.

David Jason Griffin

Audrey Campbell Griffin

BILL GARRETT, Davidson County
Trans: T20150106478 DEEDWARR
Recvd: 12/17/15 09:31 2 pgs
Fees: 13.00 Taxes: 888.00

20151217-0126826

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 David Jason Griffin and wife, Audrey Campbell Griffin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of December, 2015.

My Commission Expires: 2-2-18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Return to:

Limestone Title and Escrow, LLC
248B Jackson Meadows Drive
Hermitage, TN 37076