WARRANTY DEED



BILL GARRETT, Davidson County
Trans:T20160047270 DEEDWARR
Recvd: 06/06/16 09:40 2 pgs
Fees:13.00 Taxes:1610.98
20160606-0056555

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3 DAY OF June, 2016

Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C. David Griffin and Brenda P. Griffin	NEW OWNER	
(NAME)	(NAME)	
5309 Heatherwood Drive		160-10-0A 003.00-CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027-4385		
(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, **STEVEN BOST AND WIFE, GAIL TAYLOR BOST,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **C. DAVID GRIFFIN AND BRENDA P. GRIFFIN, HUSBAND AND WIFE,** 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. 3 on the Plan of Heatherwood of record in Plat Book 6900, Page 897, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Steven Bost and wife, Gail Bost by Warranty deed from Chad Swiger and wife, Sandy Swiger of record in Instrument No. 20080703-0069093 Register's Office for Davidson County, Tennessee, dated May 30, 2008.

This conveyance is subject to 2016 real property taxes; Plan of record in Book 6900, page 897; Restrictive Covenants of record in Book 7839, page 27 and Book 8575, page 398; Deeds of conveyance of record in Book 8489, page 670, Book 8127, page 652 and Book 8127, page 958; and Easement of record in Book 8510, page 816, said Register's Office.

This is improved unimproved x property, known as 5309 Heatherwood Drive, Brentwood, TN 37027-4385
(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 my hand this 3rd day of June, 2016

Steven Bost

STEVEN BOST

Gail Taylor Bost

GAIL TAYLOR BOST

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 Steven Bost and Gail Taylor Bost, the bargainor, 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 3 day of June, 2016.

Commission expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires May 8, 2018

Kathy Snider

Notary Public