Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

16-0107

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160050617 DEEDWARR
Recvd: 06/15/16 10:35 2 pgs
Fees:13.00 Taxes:728.90
20160615-0060493

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1 DAY OF June, 2016.

Notary Public

MY COMMISSION EXPIRES: 2/6/18

(AFFIX SEAL)

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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
Dianne M. Frey	Acopia	
(NAME)	(NAME)	114-12-A/105 CO
148 Stonecrest Drive	306 Northcreek Blvd Ste 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Goodlettsville TN 37072	
(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, I, **SEDRIC D. GRIFFIN, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DIANNE M. FREY, UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE, HER 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. 105 on the Plan of Stoneridge Townhomes, Phase 1, as shown in Exhibit E of Instrument No. 20060721-0088352, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Sedric D. Griffin, a single man, by Special Warranty Deed from Marquis Homes, LLC, a Tennessee limited liability company, dated June 27, 2008, of record in Instrument No. 20080716-0072995, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Instrument No. 20060721-0088352, said Register's Office; Restrictive covenants of record in Instrument Nos. 20060721-0088352, 20050421-0044398, 20080201-0010773, and 20080715-0072550, said Register's Office; and Easements of record in Instrument Nos. 20050804-0091479, 20080219-0015527, and 20050510-0052716, said Register's Office.

unimproved
This is improved x property, known as 148 Stonecrest Drive, Nashville, TN 37209
(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 7 day of June, 2016

Sedric Griffin
by John Cade

SEDRIC D. GRIFFIN

BY: JOHN CADE, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 7 day of June, 2016, before me personally appeared John Cade, to me known to be the person who executed the foregoing instrument on behalf of Sedric D. Griffin and acknowledged that he executed the same as the free act and deed of Sedric D. Griffin.

Witness my hand and official seal at Nashville, Tennessee this 7 day of June, 2016.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 7, 2017

Notary Public