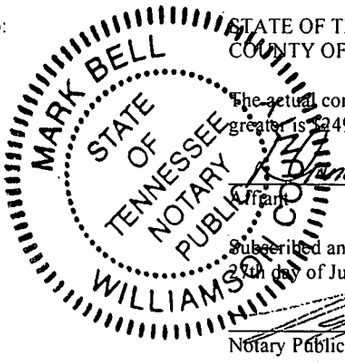
BILL GARRETT, Davidson County
Trans:T20160055948 DEEDWARR
Recvd: 06/30/16 12:30 2 pgs
Fees:13.00 Taxes:923.15
20160630-0066993

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $249,500.00.

Affiant

Subscribed and sworn before me this the 29th day of June, 2016.

Notary Public
My commission expires: 11/5/17

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Emily Sheffer	Mortgage Investors Group	061-15-0-340.00
1003 Lawrence Ave	8320 East Walker Springs Lane	
Nashville, TN 37204	Knoxville, TN 37923	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CRAIG GRIFFIN AND BETHANY GRIFFIN, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to EMILY SHEFFER, AN UNMARRIED WOMEN, AND SCOTT SERDOZ, AN UNMARRIED MAN, AS JOINT TENETS IN COMMON WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 289 on the Plan of Inglewood Place, of record in Plat Book 332, Page 101, Register's Office for said County, described according to a survey made by James A. Hamilton, Jr., January 5, 1955, as follows:

Beginning at an iron pin on the southerly margin of Marion Street or Avenue, at a point 216.07 feet East of the Easterly margin of the Gallatin Pike, the Northeast corner of the property conveyed to Robert L. Doggett and wife, by deed from Jo T. Gibson Ellis of record in Book 2338, page 507, said Register's Office; thence with the Southerly margin of Marion Street or Avenue, Eastwardly 57 feet to a point 68' West of the line between Lot Nos. 289 and 290, thence Southwardly at all points 68' west of the line between Lot Nos. 289 and 290, 205 feet more or less, to the Northerly line of Lot No. 295; thence with said line, Westwardly 69.7 feet to an iron pin; the Southeast corner of said Doggett property; thence with the Easterly line of said Doggett property, Northwardly 205.39 feet to the beginning.

Being the same property conveyed to Craig Griffin and Bethany Griffin by Warranty Deed from Aaron L. Coleman and wife, Donna F. Coleman, of record in Instrument No. 20090513-0044239, Register's Office for Davidson County, Tennessee, dated April 24, 2009 and recorded on May 13, 2009.

Being also known as 1108 Marion Ave., Nashville, Tennessee 37216.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1108 Marion Ave, Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

CG by SP AHF

BG by SP AHF

Witness my hand this the 27th day of June, 2016.

Craig Griffin by Sydney Poe Attorney in Fact
Craig Griffin
By: Sydney Poe, Attorney-in-Fact

Bethany Griffin by Sydney Poe Attorney in Fact
Bethany Griffin
By: Sydney Poe, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this this 27th day of June, 2016, before me, the undersigned Notary Public in and for said County and State, personally appeared **Sydney Poe** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Craig Griffin**, by **Specific Power of Attorney dated June 13, 2016**, and who acknowledged that he executed the same as the free act and deed of **Craig Griffin**.

Witness my hand and official seal this this 27th day of June, 2016.

My Commission Expires: 9/10/18

Notary Public

CAVAN MCCANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this this 27th day of June, 2016, before me, the undersigned Notary Public in and for said County and State, personally appeared **Sydney Poe** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Bethany Griffin**, by **Specific Power of Attorney dated June 13, 2016**, and who acknowledged that he executed the same as the free act and deed of **Bethany Griffin**.

Witness my hand and official seal this this 27th day of June, 2016.

My Commission Expires: 9/10/18

Notary Public

CAVAN MCCANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY