ADDRESS NEW OWNER:
Amy Hobbs

222 Emmitt Avenue
Madison, TN 37115

SEND TAX BILL TO:
Same

Davidson County DEEDWARR
Recvd: 07/27/16 15:30 3 pgs
Fees:18.00 Taxes:555.00
20160727-0077476

MAP & PARCEL NOS.:
05108006300

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Steven R. Griffith** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Amy Hobbs** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 12 on the Plan of Block 1, Revised Plan of Power and Roth, Madison Park Subdivision, of record in Plat Book 843, Page 7, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Steven R. Griffith from John A. Farmer and wife, Debra M. Farmer, by Warranty Deed recorded on September 1, 2015, in Instrument No. 20150901-0088702, Regiser's Office for Davidson County, Tennessee.

This is property with a common address of **222 Emmitt Avenue, Madison, TN 37115**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees.(2) All matters appearing on the Plan of record in Book 843, Page 7, Register's Office for Davidson County, Tennessee.(3) Sewer and/or Storm Drainage Easement in Book 4161, Page 783, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, in fee simple forever.

And Grantors do covenant with the said 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 except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 15th day of July, 2016.

Steven R. Griffith

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Steven R. Griffith,** with whom I am personally acquainted, or who 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 office this **15th** day of **July 2016.**

JO ANN HUTCHISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

Notary Public
My Commission Expires:

File No. 1607-153

STATE OF TENNESSEE
COUNTY OF Davidson

NIRAJ VANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Comm. Exp. 3-6-2018

The actual consideration or value, whichever is greater for this transfer is $150,000.00.

Affiant

Subscribed and sworn before me this 15th day of July, 2016.

Notary Public
My Commission Expires: _____

True Copy Certification

I, Dellana Lowhorn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, JohnBell Jr, a notary public for this county and state, Dellana Lowhorn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires
Notary Seal (if on paper)

JOHN A. BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 10, 2018

JOHN A. BELL JR
DAVIDSON COUNTY
My Commission Expires SEPT. 10, 2018

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