PREPARED BY (AND RETURN TO):

LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

BILL GARRETT, Davidson County
Trans:T20160068254 DEEDWARR
Recvd: 08/08/16 11:09 2 pgs
Fees:13.00 Taxes:1306.10
20160808-0082089

W & I Ref: (RF) Title No.: 58506
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
William Grigg Christine Grigg 1225 Rockeford Drive Nashville, TN 37221	Sun Trust Mortgage PO Box 79041 Baltimore, MD 21279-0041

TAX MAP PARCEL NUMBERS: 155080C01800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$353,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Karen L. Little, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William Reid Grigg and Christine L. Grigg, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Bellevue Highlands, Phase 1, of record in Instrument No. 20010202-0010398, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Karen L. Little by Warranty Deed from Patricia R. Dondeville and husband, Jerry L. Dondeville, dated June 27, 2013 and recorded on June 27, 2013 of record in Instrument No. 20130627-0066291, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, of record in Instrument No. 20010202-0010398, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 11592, page 670 amended in Instrument No. 201011040088413, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 1225 Rockeford Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of August, 2016.

Karen L. Little

State of Tennessee

County of Davidson

On this 1st day of August, 2016, before me the undersigned authority, personally appeared Karen L. Little, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. NEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $353,000.00.

Affiant

Sworn and subscribed before me this 1st day of August, 2016.

Notary

My Commission Expires: _____

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Anthony N. Greco
My Commission Expires
October 18, 2016
STATE OF TENNESSEE