Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

39-B
File #16-1254

BILL GARRETT, Davidson County
Trans:T20160078613 DEEDWARR
Recvd: 09/08/16 09:05 2 pgs
Fees:13.00 Taxes:3052.50
20160908-0094386

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cullen F. Roberts and Kerry Boyle Roberts, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **William J. Griffin and Allison C. Oldacre, 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. 213, on the Plan of Belmont Land Company's Plan called Belmont Heights, a shown on plat of record in Plat Book 421, page 34, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 213 fronts 100 feet on the northerly side of Beechwood Avenue and runs back between line 189.3 feet on the easterly line and 188.7 feet on the westerly line to an alley on which it measures 100 feet.

Being the same property conveyed to Cullen F. Roberts and Kerry Boyle Roberts, husband and wife, by Quitclaim deed from Cullen F. Roberts, dated September 2, 2011, of record in Instrument No. 20110909-0069822, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cullen F. Roberts, a single man by deed from Richard Joseph Bundy and wife, Ashley Burleson Bundy, dated May 20, 2010, of record in Instrument No. 20100527-0041062, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1814 Beechwood Avenue, Nashville, TN 37212.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 7th day of September, 2016.

Cullen F. Roberts

Kerry Boyle Roberts

State of Tennessee)
County of Davidson)

On this 7th day of September, 2016, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Cullen F. Roberts and Kerry Boyle Roberts, the bargainor(s), 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.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 825,000.00.

Affiant

Sworn and subscribed before me on this the 7th day of September, 2016.

Notary Public

My Commission Expires: _____

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

NEW OWNER:
William J. Griffin
1814 Beechwood Avenue
Nashville, TN 37212

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
104-16-226.00