BILL GARRETT, Davidson County
Trans:T20160094883 DEEDWARR
Recvd: 10/27/16 08:48 2 pgs
Fees:13.00 Taxes:726.68
20161027-0113499

WARRANTY DEED

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $196,400.00

Robin Daniels
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 25TH DAY OF OCTOBER, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/6/18

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2390B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Robin Daniels	NEW OWNER	059-08-0-190.00
2976 Claymille Boulevard	36635 Little Sycamore St.	
Nashville, TN 37207-3124	Palmdale, CA 93552	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

CORLOS L. GRIFFITH, UNMARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ROBIN DANIELS, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEE(S), THEIR 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. 17 on the Plan of Phase Two Claymille Station of record in Plat Book 6900, Page 626, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Corlos L. Griffith, unmarried by Warranty deed from Houston Ezell Corporation of record in Book 8645, page 924, Register's Office for Davidson County, Tennessee, dated May 29, 1992 and recorded on June 08, 1992.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page 626, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 7514, Page 41, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance of record in Book 7893, Page 399, Book 7893, Page 314, Book 7681, Page 586 and Book 7681, Page 537, in the Register's Office for Davidson County, Tennessee.

This is property known as 2976 Claymille Boulevard, Nashville, TN 37207-3124

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 25th day of October, 2016.

Corlos L. Griffith by JC, Attorney in Fact

Corlos L. Griffith

By: J. Carlton Drumwright, Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared J. Carlton Drumwright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Corlos L. Griffith for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Corlos L. Griffith.

Witness my hand and official seal, this 25th day of October, 2016.

Elizabeth J. Barnes

Notary Public

My Commission Expires: 1-26-19

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 16-2390B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027