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WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160096477 DEEDWARR
Recvd: 11/01/16 11:13 2 pgs
Fees: 13.00 Taxes: 795.50
20161101-0115356

DEBORAH L. BAXTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER CO.

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of October, 2016

Notary Public

MY COMMISSION EXPIRES: 7-24-2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Kimberly L. Griffin and Vandeon D Griffin	Primary Residential Mortgage	059 15 0A 122.00
(NAME)	(NAME)	
3500 Cumberland Cove Drive	1480 North 2200 West	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20162445

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Robin D. Warfield and Melvyn Warfield, Jr., wife and husband**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Kimberly L. Griffin and Vandeon D Griffin, wife and husband,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 180 on the Final Plat of Phase Five, Chateau Valley, as of record in Instrument 20050815-0096234, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Robin D. Warfield and Melvyn Warfield, Jr., wife and husband, by Warranty Deed from Cumberland Builders, Inc., dated August 31, 2010 and filed of record in Instrument 20100901-0069674, Register's Office for Davidson County, Tennessee

RESTRICTIONS:
This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions for Chateau Valley and the By-Laws appended thereto, of record in Book 7835 , Page 86 , said Register's Office; to the Rights of others in and to common areas and/or elements, and to easements, setback lines, notes, conditions, stipulations, etc, and all other matters set out on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 3500 Cumberland Cove Drive, Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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; and I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 28th day of October, 2016

Robin D. Warfield

Melvyn Warfield, Jr.

STATE OF NC
County OF Durham

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Robin D. Warfield and Melvyn Warfield, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th of October, 2016.

Notary Public
My Commission Expires: OCT 14 2017

IVELISSE GALARZA
Notary Public
Durham Co., North Carolina
My Commission Expires Oct. 14, 2017