ADDRESS NEW OWNER: Steve R. Griffith
P.O. Box 1955
Mt. Juliet, TN 37121

SEND TAX BILL TO: New Owner

MAP-PARCEL NOS.. 72-10-325.00

BILL GARRETT, Davidson County
Trans:T20160102875 DEEDWARR
Recvd: 11/21/16 13:52 2 pgs
Fees:13.00 Taxes:203.50
20161121-0122723

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

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, **Henry A. Atwater, II, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Steve R. Griffith** (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, being Lot No. 59 on the Map of Charles U. Coggins' First Addition to Nashville, as of record in Book 421, Page 33, Register's Office for said County.

Said Lot No. 59 front 50 feet on the easterly side of Chase Avenue and extends back between parallel lines 156 feet to an alley.

This is property with a common address of 1625 Chase St., Nashville, TN 37216.

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 having been prorated and payment of same paid by Grantor at closing.(2) All matters appearing on the Plan of record in Book 421, Paeg 3, Register's Office for Davidson County, Tennessee.

Seller warrants that the property is not his marital residence and is not subject to any marital interests therein.

Property conveyed AS IS.

Being the same property conveyed to Henry A. Atwater, II by deed recorded in Book 4260 Page 161, Register's Office of Davidson County, Tennessee.

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, 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 17th day of November 2016.

Henry A. Atwater, II

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Henry A. Atwater, II, unmarried,** 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 17th day of November 2016.

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR 7 2017

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater for this transfer is $55,000.00.

Affiant

Subscribed and sworn before me this 17th day of November 2016.

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR 7 2017

File No. 1611K274