Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $229,000.00

William M. Green Jr
Affiant

Subscribed and sworn to before me, this 9th day of January 2017.

Notary Public
My commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 01/10/17 10:07 6 pgs
Fees:33.00 Taxes:847.30
20170110-0002697

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Steve Griffith P.O. Box 1955 Mt. Juliet, TN 37121	Same	120-13-0-049, 050, and 051

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged William M. Green Jr. and wife Nancy Marie Green, Beverly Ann Hartman-Woodward, Steven Currey Hartman, Virginia Elaine Hartman-Epps, Susan Claudette Hartman-Bell, and Laurie Kathleen Hartman hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Steve Griffith, hereinafter called the Grantee(s) his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Tract 1

Being Lot No. 1 on the Plan of Ben F. Turbeville Estates, Section 1 as of record in Book 3500 page 75 Register's Office for Davidson County, Tennessee described as follows:

Beginning on the easterly margin of Currey Road at the corner of Lots Nos. 1 and a Tract marked "Reserved"; thence with the line between said two lots easterly 785 feet, more or less, to the southeast corner of said Reserved Tract and the northeast corner of Lot No. 1; thence south 3 degrees 40 feet East 219 feet; thence south 89 degrees 50 feet West 275 feet; thence north 0 degrees 10 feet West 93 feet; thence South 88 degrees 35 feet west 471 feet to the easterly margin of Currey Road; thence with same northwesterly 102.8 feet to the beginning.

Being the same property conveyed by deed from Charles E. Mosely, Jr. to William M. Green, Jr. and Nancy Marie Green of record in Book 5110 Page 290 Register's Office

for Davidson County, Tennessee. William M. Green, Jr. and Nancy Marie Green conveyed fifty (50%) percent interest to Claude Hartman by quitclaim deed of record in Instrument No. 20110901-0067686 Register's Office for Davidson County, Tennessee. Claude Edward Hartman died on May 13, 2013 and Last Will and Testament having been duly probated in Circuit Court for Davidson County, Tennessee File No. 13P-1075 and he devised property to his children, Beverly Ann Hartman-Woodward, Steven Currey Hartman, Virginia Elaine Hartman-Epps, Susan Claudette Hartman-Bell and Laurie Kathleen Hartman.

Tract 2

Being a portion of Lot No. 6 of the Subdivision of the Benjamin Turbeville Farm, a plan of which is recorded in Register's Office for Davidson County, Tennessee.

Said portion of Lot 6 is described as follows: Beginning at a point at the center of the Currey Road 417 feet north of the line bounding the lands of Mrs. Mary E. Currey and Benjamin Turbeville; thence east 433.0 feet to a point in the line between Lots No. 6 and No. 7; thence north 93 feet to a point ; thence west parallel with line between Lots # 6 and #7 497.7 feet more or less to the center of Currey Road; thence along center of said road 105 feet more or less to the point of beginning containing 1.09 acres more or less.

Being the same property conveyed by deed from Martha Green Hartman and William Marvin Green, Jr Co-Executors of the Estate of William Marvin Green, Sr. to Martha Green Hartman and William Marvin Green, Jr. of record in Instrument No. 20040728-0089993 Register's Office for Davidson County, Tennessee. Martha Green Hartman died on May 5, 2006 leaving her husband Claude Edward Hartman and children, Beverly Ann Hartman, Steven Currey Hartman, Virginia Elaine Hartman, Susan Claudette Hartman and Laurie Kathleen Hartman as evidenced by Affidavit of Heirship of recorded in Instrument No. 20100830-0068548 Register's Office for Davidson County, Tennessee. Claude Edward Hartman died on May 13 2013 and Last Will and Testament having been duly probated in Circuit Court for Davidson County, Tennessee File No. 13P-1075 and he devised property to his children, Beverly Ann Hartman-Woodward, Steven Currey Hartman, Virginia Elaine Hartman-Epps, Susan Claudette Hartman-Bell and Laurie Kathleen Hartman.

Tract 3

Land in the 2nd formerly the 5th Civil District of Davidson County, Tennessee being the northerly part of Lot No. 7 on the Map of the Ben F. Turbeville's Tract, as of record in Book 547 Page 143 said Register's Office as described as follows:.

Beginning at a point in the center of Old Currey Road at the northwest corner of a part of Lots Nos. 7 and 8 of said Turbeville Tract conveyed to William Marving Green by deed from Claude Edward Harman and wife of record in Book 2549 Page 412 Register's Office; thence with the northern boundary line of said Green property north 86 deg. 15 feet East 263 feet and south 87 degrees 15 feet east 352 feet to the westerly line of Lot 13 on said plan; thence with same and a fence north 2 degrees west 99 feet to the south east corner of Lot No. 6 on said plan; thence with the southerly line of said Lot No. 6 westwardly 708 feet more or less to the center of Old Currey Road; thence

with same southeasterly 144 feet more or less to the beginning.

Being the same property conveyed to William Marvin Green, Jr and Martha Green Hartman by deed from William Marvin Green, Jr. and Nancy M. Green of record in Book 5904 Page 20 Registers Office for Davidson County, Tennessee. Martha Green Hartman died on May 5, 2006 leaving her husband Claude Edward Hartman and children, Beverly Ann Hartman, Steven Currey Hartman, Virginia Elaine Hartman, Susan Claudette Hartman and Laurie Kathleen Hartman as evidenced by Affidavit of Heirship of recorded in Instrument No. 20100830-0068548 Register's Office for Davidson County, Tennessee. Claude Edward Hartman died on May 13, 2013 and Last Will and Testament having been duly probated in Circuit Court for Davidson County, Tennessee File No. 13P-1075 and he devised property to his children, Beverly Ann Hartman-Woodward, Steven Currey Hartman, Virginia Elaine Hartman-Epps, Susan Claudette Hartman-Bell and Laurie Kathleen Hartman.

All legal descriptions are taken from prior deeds.

William M. Green Jr. is one and the same person as William Marvin Green, Jr.

This conveyance is made subject to the following: 1) 2017 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of the Ben F. Turbeville Estates Section 1 of record in Book 3500 Page 75 and amended in Book 8540 Page 204 Register's Office for Davidson County, Tennessee 3) Matters appearing on Plat of record Book 547, Page 143, said Register's Office

This property is improved property known as 940 & 944 Currey Rd & Currey Rd, Nashville, Tennessee 37217

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 this 9th day of January, 2017.

William M. Green Jr.
William M. Green Jr.

Nancy Marie Green
Nancy Marie Green

Beverly Ann Hartman-Woodward

Steven Currey Hartman, by Beverly Ann Hartman-Woodward
His Attorney-in-fact

Virginia Elaine Hartman-Epps, by Beverly Ann Hartman-Woodward
Her Attorney-in-fact

Susan Claudette Hartman-Bell

Laurie Kathleen Hartman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William M. Green Jr., Nancy Marie Green, Beverly Ann Hartman-Woodward, Susan Claudette Hartman-Bell, and Laurie Kathleen Hartman, the bargainor(s), with whom I am personally acquainted or 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 Brentwood, Tennessee, this 9th day of January, 2017.

Notary Public

My Commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 9th day of ~~September~~ January, 2017 before me personally appeared Beverly Ann Hartman-Woodward to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Virginia Elaine Hartman-Epps and Steven Currey Hartman acknowledged that such person executed the same as the free act and deed of Virginia Elaine Hartman-Epps and Steven Currey Hartman.

Notary Public

My Commission expires 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 09657

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY