GSRM Book 44

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 620,000.00

Sharon F Mullen
Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE 14th DAY OF April2017

J R Hall
Notary Public

MY COMMISSION EXPIRES: 10-14-2019
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 311 E. Main Street, STE 5, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy H Griffith and Guy D Griffith	Pinnacle Bank	103-5-43.00
5708 Stoneway Trail	150 3rd Ave S, #900	
Nashville, TN 37209	Nashville,TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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,WE, ***William Dudley and wife Amani Dudley***
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***Amy H Griffith and Guy D Griffith, 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:

Land in Davidson County, Tennessee, being Lot No. 91 on the Plan of Hillwood Park, as of record in Book 3300, page 27 and 28, Register's Office for Davidson County, Tennessee.

Said Lot No. 91 fronts 178.0 feet on the northwesterly margin of Stoneway Trail and extends back 220.4 feet on the northeasterly line and 229.8 feet on the southwesterly line, to a line in the rear on which it measures 178.1 feet.

Being the same property conveyed to William Dudley and wife Amani Dudley by Warranty Deed from Craig A Webb and wife Barbara A Webb dated 2/22/08 and filed for record on 2/25/08 of record in Book 200802250018190, said Register's Office for said County.

This is: Unimproved ( )
Improved ( ) Property, known as 5708 Stoneway Trail, Nashville, TN 37209
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, their heirs and assigns forever; and we do covenant with 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 is 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.

BILL GARRETT, Davidson County
Trans:T20170031707 DEEDWARR
Recvd: 04/17/17 10:52 2 pgs
Fees:13.00 Taxes:2294.00
20170417-0036772

Witness our hands this 14th day of April, 2017.

William Dudley

Amani Dudley

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William Dudley and wife Amani Dudley** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of April, 2017.

Commission Expires: 3/2/21

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY