WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170032716 DEEDWARR
Recvd: 04/18/17 15:50 2 pgs
Fees:13.00 Taxes:1008.25
20170418-0038047

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of April 2017

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
B. Alicia Griffin	B. Alicia Griffin	160 16 0C 024.00
(NAME)	(NAME)	
406 Old Towne Drive	309 Watson View Dr	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Seventy-Two Thousand Five Hundred And No/100 Dollars ($272,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **James Jennings Edwards, Administrator of the Estate of Joyce Edwards**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **B. Alicia Griffin, a married woman**, 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 Unit 24 on the plan of The Terraces at Brentwood Chase of record in Instrument No. 200011030109137 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joyce Edwards, an unmarried woman by Warranty deed from Pulte Homes Tennessee Limited Partnership, a Tennessee Limited Partnership of record in Instrument No. 20011212-0137353 Register's Office for Davidson County, Tennessee, dated November 30, 2001 and recorded on December 12, 2001. The said Joyce Edwards having since died intestate on January 8, 2017, her estate being administered in case no 17P-313 of the Probate Court for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 406 Old Towne Drive, Brentwood, TN 37027

File Number: GRN-171815SSO

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 we do covenant with the said Grantees that we 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; 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 our hands this 13th day of April, 2017

James Jennings Edwards

James Jennings Edwards, Administrator of the
Estate of Joyce Edwards
ADMINISTRATOR OF THE ESTATE OF JOYCE EDWARDS

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named James Jennings Edwards, Administrator of the Estate of Joyce Edwards, the 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 and official seal, this the 13th of April, 2017.

Angela G. Batson

Notary Public

My Commission Expires: 11-6-17

(SEAL)

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

File Number: GRN-171815SSO