LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00.

Affiant

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires May 6, 2019

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: 5-6-19

(AFFIX SEAL)

P-AVE-17-624

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Todd Wilkinson and Megan Wilkinson	Franklin Synergy Bank	
(NAME)	(NAME)	
624 Indian Ridge Drive	Mortgage Department	**155-10-0A-047.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	722 Columbia Ave	
(CITY) (STATE) (ZIP)	Franklin, TN 37064	
	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ASHLEY GRIFFITH AND BRIAN M. GRIFFITH, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TODD WILKINSON AND MEGAN WILKINSON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 50 on the Plan of Final Plat, McCrory Trace Estates of record in Plat Book 6900, Page (s) 720 through 723, inclusive and corrected in Book 7825, Page 429, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ashley Griffith and husband Brian M. Griffith by Warranty Deed from Jon Hasfjord and Julie Hasfjord, husband and wife of record in Instrument No. 20150813-0081339 Register's Office for Davidson County, Tennessee, dated July 31, 2015 and recorded on August 13, 2015.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 6900, Pages 720-723 inclusive, and corrected in Book 7825, Page 429;
- Covenants, Conditions and Restrictions of record in Book 7576, Page 846, Book 7241, Page 597 and Book 8135, Page 257;
- By-Laws of record in Book 7576, Page 831;
- HOA Charter of record in Book 7576, Page 821;
- Agreement for Dedication of Public Utilities of record in Instrument No. 20021104-0134797;
- Deed to HOA of record in Book 7820, Page 342, as corrected in Book 8013, Page 698, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **624 Indian Ridge Drive , Nashville, Tennessee 37221**.

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; and we do covenant with the said GRANTEE(S) 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 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.

BILL GARRETT, Davidson County
Trans:T20170037859 DEEDWARR
Recvd: 05/04/17 10:26 2 pgs
Fees:13.00 Taxes:1313.50
20170504-0044194

Witness my/our hand(s) this the 3rd DAY OF MAY, 2017.

Ashley Griffith

Brian M. Griffith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ASHLEY GRIFFITH AND BRIAN M. GRIFFITH, the within named bargainor, 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 the 3rd of May, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212