THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 170311022** BILL GARRETT, Davidson County Trans:T20170038803 DEEDWARR Recvd: 05/08/17 10:09 2 pgs Fees:13.00 Taxes:1702.00 20170508-0045269	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $460,000.00. Affiant Subscribed and sworn to before me, this 3rd day of May, 2017. Notary Public My Commission Expires:

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

WARRANTY DEED

Address New Owner: Ashley Griffith and Brian M. Griffith 7909 Highway 100 Nashville TN 37221	Send Tax Bills To: new owner	Tax Information: Tax Parcel ID No. 156-10-0-003.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bradley W. Richmond and wife, Anna K. Richmond** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Ashley Griffith and Brian M. Griffith, wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Section 1, Harpeth River Estates of record in Plat Book 4460, Page 188 and amended in Instrument No. 20091125-0108520, 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 Bradley W. Richmond and wife, Anna K. Richmond by Warranty deed from C2 Construction LLC of record in Instrument No. 20110502-0033210 Register's Office for Davidson County, Tennessee, dated April 21, 2011 and recorded on May 02, 2011.

The execution of this instrument is effected by the signature of Bradley W. Richmond as Attorney-in-fact for Anna K. Richmond, which Power of Attorney is recorded in Instrument No. 20170508-0045268, in said Register's office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien due and payable, but not delinquent.

Subject to all matters shown on the Plan of record in Plat Book 4460, Page 188 and amended in Instrument No. 20091125-0108520, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 4745, Page 492 and Book 5123, Page 520, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42

of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Agreement for Dedication of Public Utilities Easement of record in Book 11473, Page 870, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 7909 Highway 100 Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 3rd day of May, 2017.

Bradley W. Richmond

Anna K. Richmond by Bradley W. Richmond
as Attorney-in-fact

Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bradley W. Richmond, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of May, 2017.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Bradley W. Richmond,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Anna K. Richmond,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 3rd day of May, 2017.

Notary Public My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018