THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Suite 150** **Brentwood, TN 37027**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 16th day of May 2017. Notary Public My Commission Expires: 01/17/21

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

QUITCLAIM DEED

Address New Owner: John D. Griffin, Jr. 625 Huntington Parkway Nashville, TN 37211	Send Tax Bills To: New Owner	Tax Information: 16110002700

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **B. Alicia Griffin, married and John D. Griffin, Jr., married**, (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey to, John D. Griffin, Jr. and Cynthia Griffin, husband and wife, (hereinafter referred to as the "Grantee") his heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 90 on the Plan of Section One, Huntington Park, or record in Book 4175, page 10, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to B. Alicia Griffin, married and John D. Griffin, Jr., married, from Salim A. Abbu and wife, Stephanie N. Abbu, by Warranty Deed dated December 17, 2012 and Recorded on December 19, 2012 in Instrument Number 20121219-0116854, Register's Office for Davidson County, Tennessee.

Grantor, B. Alicia Griffin, warrants the she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

Cynthia Griffin joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as the spouse of John D. Griffin, Jr.

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.

This is improved property known as 625 Huntington Parkway, Nashville, TN 37211.

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. However, this conveyance is made without the benefit of a title search.

BILL GARRETT, Davidson County
Trans:T20170041811 DEEDQC
Recvd: 05/17/17 09:11 2 pgs
Fees:12.00 Taxes:0.00
20170517-0048711

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, Grantor has executed this instrument on this 16th day of May, 2017.

B. Alicia Griffin

John D. Griffin, Jr.

Cynthia Griffin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named B. Alicia Griffin, John D. Griffin, Jr., and Cynthia Griffin, the bargainors, 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 office, this 16th day of May, 2017.

Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY