# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 320,000.00

Kyle M Frederick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2017

Mary Frances Rudy
Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL) 3-6-18

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Kyle M. Frederick | new owner | Parcel ID: |
| 2960 McGavock Pike | | 07312010400 |
| Nashville, TN 37214 | | |

FOR AND IN 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

**Stan Griffin and wife, Annie Ruth Griffin**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

**Kyle M. Frederick , unmarried**

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 the 3rd, formerly the 2nd, Civil District of Davidson County, Tennessee, being Lot No. 11 on the Plan of Sunset View, not of record, described according to a survey made by J. W. Carrigan, Surveyor, October 26, 1945, and more fully described as follows:

BEGINNING on the easterly margin of McGavock Pike at the corner of Lots Nos. 11 and 12; thence with said Pike southwardly 100 feet to the corner of Lots Nos. 10 and 11; thence with the line between said two lots, eastwardly 441 feet to the top of bluff and down said bluff to low water mark of Cumberland River; thence with said low water mark, northwardly 101.7 feet, more or less, to the corner of Lots 11 and 12, thence with the line between said two lots, westwardly to the top of the bluff, and continuing in the same direction, 460 feet to the beginning.

Being the same property conveyed to Stan Griffin and wife, Annie Ruth Griffin by deed from Arley E. Griffin, a widower, of record in Book 8487, Page 422, said Register's Office, dated November 15, 1991.

This conveyance is subject to Restrictive Covenants of record in Book 1468, Page 405, Register's Office for said County.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 2960 McGavock Pike, Nashville, TN 37214

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, 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:T20170077952 DEEDWARR
Recvd: 09/06/17 11:05 2 pgs
Fees:13.00 Taxes:1184.00
20170906-0091559

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: J-KM-17-2960-T

Witness our hands this 31st day of August, 2017.

Stan Griffin

Annie Ruth Griffin

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 Stan Griffin and Annie Ruth Griffin, 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 at Nashville, Tennessee, this 31st day of August, 2017.

My Commission Expires: 7.2.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.