This Instrument Prepared By:
Lee and Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# U22-6

ADDRESS NEW OWNER:
Johnny Griffin
8601 Central Pike
Mt. Juliet, TN 37122

MORTGAGEE:
Wilson Bank & Trust
623 West Main Street
Lebanon, TN 37087

SEND TAX BILL TO:
Owner

Bill Garrett Davidson County
Batch# 1426 DEEDWARR
09/15/2017 03:35:30 PM 4 pgs
Fees: $23.00 Taxes: $818.70
20170915-0094770

MAP **11000010200**
GROUP
PARCEL

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charlene Sue Griffin, individually and as Executrix of the Estate of Willard W. Adams, Belinda Louise Mills and Dorothy Alene Reed** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Johnny Maurice Griffin and wife, Charlene A. Griffin**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows, to-wit:

Boundary line description of a portion of the Willard Adams property, said property being a tract or parcel of land lying in Nashville, Davidson County, Tennessee and being more particularly described as follows:

Beginning on an iron pin in the south margin of Stewarts Ferry Pike, said being the northwest corner of Tract 5 of the Willard Adams Property and the northeast corner of the tract herein described, thence with the west boundary line of Tract 5, Tract 4, Tract 3, Tract 2 and Tract 1 of the Willard Adams Property south 06 degs. 57 mins. 36 secs. West 780.50 feet to an iron pin, said pin being the southwest corner of Tract 1 of the Willard Adams Property and the southeast corner of the tract herein described, thence with the north boundary line fence of the Christopher Holden Property (Deed Book 20090504 Page 0040597 RODC TN) as follows: north 82 degs. 38 mins. 17 secs. West 93.34 feet to an iron pin, north 82 degs. 46 mins. 30 secs. West 293.73 feet to an iron pin, north 82 degs. 28 mins. 21 secs. West 214.87 feet to a concrete monument in the east boundary line of the Corps of Engineers property, said pin being the southwest corner of the tract herein described, thence with said Corps of Engineers property as follows: north 42 degs. 35 mins. 07 secs. East 586.75 feet to a T-bar, north 31 degs. 14 mins. 14 secs. West 419.97 feet, passing thru a concrete monument at 395.52 feet, to an iron pin, said pin being the northwest corner of the tract herein described, thence south 82 degs. 25 mins. 13 secs. East 440.44 feet to an iron pin in the terminus of Stewarts Ferry Pike, thence with said terminus south 09 degs. 33 mins. 45 secs. West 25.01 feet to an iron pin in the south margin of Stewarts Ferry Pike, thence with said margin of said road south 82 degs. 25 mins. 13 secs. East 80.58 feet to the point of beginning and containing 7.63 acres more or less by survey prepared by Paul B. Crockett, TN RLS No 1394, dated March 13, 2017.

Being a part of the same property conveyed to Willard W. Adams and wife, Letha Pryor Adams by deed from Gertrude Jenkins and Marie Jenkins Smith dated August 17, 1962 and of record in Deed Book 3429, page 631, Register's Office for Davidson County, Tennessee. Letha Pryor Adams died on March 16, 2006, leaving Willard W. Adams as the surviving tenant by the entirety. Willard W. Adams died on January 2, 2015. Charlene Sue Griffin is the executrix of his estate and is authorized to convey the property pursuant to his will, of record in Case No. 15P132, Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Charlene Sue Griffin, individually, Belinda Louise Mills and Dorothy Alene Reed, the devisees of the said will, join in the execution of this deed to convey any interest that they may have in the property.

This is improved property known as 2250 Stewarts Ferry Pike, Hermitage, Tennessee 37076. Possession is to be given on September 6, 2017.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their 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.

WITNESS our hands this the 5th day of September, 2017.

Charlene Sue Griffin, Executrix of the Estate of Willard W. Adams & individually, + as

Belinda Louise Mills

Dorothy Alene Reed

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Charlene Sue Griffin, Executrix of the Estate of Willard W. Adams**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that she executed the within instrument for the purposes therein contained.

gen + individually, + as

WITNESS my hand and official seal at office this 12th day of September, 2017.

NOTARY PUBLIC

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 2-9-20

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Belinda Louise Mills**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7 day of September, 2017.

NOTARY PUBLIC

My Commission Expires: 12-10-17

STATE OF TENNESSEE)
COUNTY OF Fayette)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Dorothy Alene Reed**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8 day of September, 2017.

Hollie Holland
NOTARY PUBLIC

My Commission Expires: May 27, 2020

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $221,270.00.

AFFIANT

Subscribed and sworn to before me on this 5th day of September, 2017.

NOTARY PUBLIC

My Commission Expires: 2.4.20

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

MY COMMISSION EXPIRES: 2-4-20

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY