201709150094781

Bill Garrett Davidson County
Batch# 1434 DEEDWARR
09/15/2017 03:42:30 PM 4 pgs
Fees: $23.00 Taxes: $555.00
20170915-0094781

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map & Parcel No.
Emory Martin 201 Acklen Park Dr #10 Nash. TN 37203	Same as Owner	061 07 0 159.00

This Instrument Prepared By:
Curtis M. Lincoln
Attorney at Law/Real Estate Division
103 Bluegrass Commons Boulevard
Hendersonville, TN 37075
(615) 822-0030 Fax (615) 264-2019

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **GARY L. GRIFFITH and KELLY LYNN GRIFFITH, sole heirs of KATHERINE D. GRIFFIN (Deceased),** hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **EMORY MARTIN, unmarried,** hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, TN, being two tracts of property as follows:

Tract No. 1: Lot No. 10 of Block "B" on the Map of Broadmoor Subdivision, Section I as of record in Book 547, Pages 161 and 162, Register's Office for said County. SAID Lot No. 10 fronts 50 feet on the Southerly side of Gwynn Drive and runs back between parallel lines, along the Easterly margin of Redwood Street, 150 feet to a dead line.

Tract No. 2: Being part of Redwood Street, now closed, as follows: BEGINNING at a point in the South margin of Gwynn Street, the Northwest corner of said Lot No. 10 of Block B; thence Westerly 20 feet to a point; thence Southerly 150 feet to a point; thence Easterly 20 feet to the common corner of Lots Nos. 9 and 10; thence along the West line of Lot No. 10, Northerly 150 feet to the point of beginning.

BEING the same property conveyed to WALTER L. GRIFFITH and wife, KATHERINE D. GRIFFITH by Deed dated June 28, 1968, and executed by S. D. PIRTLE and wife, ADA S. PIRTLE and recorded in Book 4248, Page 344, Registers' Office for Davidson County, TN.

The said Walter L. Griffith having died April 10, 2004, leaving as his sole heir, his wife, Katherine D. Griffith, as tenant by the entirety. The said Katherine D. Griffith having died October 27, 2014, leaving as her sole heirs, her children, Gary L. Griffith and Kelly Lynn Griffith. (See Affidavit of Heirship recorded as Instrument No. 201709150094779, said Registers' Office.

This is improved property known as 900 Gwynn Drive, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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.

WITNESS (my/our) hand(s) this the 13 day of September, 2017, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Gary L. Griffith by Beth A. Garrison, Attorney in Fact — Kelly Lynn Griffith

GARY L. GRIFFITH by Beth A. Garrison, Attorney in Fact ~~PFA~~ as attorney in fact

KELLY LYNN GRIFFITH

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Kelly Lynn Griffith, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, TN, this the 13 day of September, 2017.

NOTARY PUBLIC

My Commission Expires: 1-26-21

State of Tennessee
County of Sumner

On this 13 day of September, 2017, before me personally appeared Beth A. Garrison, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the

foregoing instrument in behalf of Gary L. Griffith, acknowledged that such person executed the same as the free act and deed of Gary L. Griffith pursuant to Power of Attorney recorded as Instrument No. 201709150094779, Register's Office for Davidson County, TN.

Notary Public

My Commission Expires: 1-26-21

State of Tennessee County of Davidson

The maximum principal indebtedness for Tennessee recording tax purposes is $150,000.00.

Affiant

Sworn to and subscribed before me on this the 6th day of September, 2017.

Notary Public

My Commission Expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

