Bill Garrett Davidson County
Batch# 8596 DEEDWARR
10/04/2017 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20171004-0101993

WARRANTY DEED

COUNTY OF SUMNER CONNIE TAYLOR STATE OF TENNESSEE NOTARY PUBLIC

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$535,000.00.**

Affiant

Subscribed and sworn to before me, this the 28th day of September, 2017.

Notary Public

My commission expires: 11/5/2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Charles David Griffin **Marie E. Williams**	New Owner	**Map 131-07-0-A Parcel 033.00co**
208 Old Williamsburg Court		
Nashville, Tennessee 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Cleveland D. Bain and Megan Ross Bain, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charles David Griffin and Marie E. Williams, tenancy by entirety

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 Davidson County, Tennessee, being Lot No. 33 on the Plan of Hillsborough Place, Phase II & III, of record in Book 5200, Page 160, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Cleveland D. Bain and Megan Ross Bain, husband and wife, by Deed dated August 22, 2016 from Albert W. Wardin, Jr., Trustee of the Albert W. Wardin, Jr. Living Trust established by the Revocable Trust Agreement of Albert W. Wardin, Jr., dated October 31, 2014 as amended from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, of record in Instrument No. 20160825-0088930, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 5200, Page 160, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4122, Page 331, Register's Office for Davidson County, Tennessee. (3) Declaration of Covenants, Conditions and Restrictions of Hillsborough Place now known as Jamesborough Place, of record in Book 5240, Page 165, and as amended in Book 5292, Page 134, and re-recorded in Book 5332, Page 212, and amended and restated in Instrument No. 20150203-0010005, Register's Office for Davidson County, Tennessee. (4) Charter of Hillsborough Place Cooperative Corporation of record in Book 5243, Page 928, Register's Office for Davidson County, Tennessee. (5) Conveyance of common area to The Hillsborough Place Cooperative Corporation of record in Book 5297, Page 535, and further conveyed to Jamesborough Place Homeowners' Association of record in Instrument No. 20160812-0084172, said Register's Office. (6) Easement to Bellsouth Telecommunications, Inc. d/b/a AT&T Tennessee of record in Instrument No. 20161128-0124553, said Register's Office. (7) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

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 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 **28th** day of **September, 2017.**

Cleveland D. Bain

Megan Ross Bain

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Megan Ross Bain,** the within named seller, 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 Nashville, Tennessee, this **28th** day of **September, 2017.**

Notary Public

My Commission Expires: May 3, 2021

NORA EL-CHAER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Cleveland D. Bain,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **September, 2017.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 1/17/21

True Copy Certification

I, Connie Taylor, 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 Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's signature

My Commission Expires: 11/06/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017