Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

17-0422

WARRANTY DEED

Bill Garrett Davidson County
Batch# 17716 **DEEDWARR**
10/25/2017 09:19:03 AM 2 pgs
Fees: $13.00 Taxes: $869.50

20171025-0109266

O-VRES-17-2805

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 9-6-20
(AFFIX SEAL)

TONYA THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Phillip A. Griswold **Phillip D. Griswold and Martha A. Griswold**	Origin Bank	
(NAME) **2805 Shadow Ln.**	(NAME) 1800 Hudson Lane, Suite 2A	**073-05-0-178.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) Monroe, LA 71201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RONNIE K. HUGHES, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PHILLIP A. GRISWOLD, A SINGLE MAN, AND PHILLIP D. GRISWOLD AND MARTHA A. GRISWOLD, A MARRIED COUPLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 10 on the Plan of Riverwood Terrace of record in Plat Book 1835, Page 134, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ronnie K. Hughes, unmarried by Warranty deed from David H. Lea and Daniel B. Lea of record in Instrument No. 20031003-0146359 Register's Office for Davidson County, Tennessee, dated September 30, 2003 and recorded on October 3, 2003.

This conveyance is subject to:
- Taxes for the year 2018 and thereafter, not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 134, Register's Office for Davidson County, Tennessee;
- Restrictions of record in Book 2147, Page 315, in the Register's Office for Davidson County, Tennessee;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2805 Shadow Ln., Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 16th DAY OF OCTOBER, 2017.

Ronnie K. Hughes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONNIE K. HUGHES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of October, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212