ADDRESS NEW OWNER: Emily Palenkas West
Jason West
2904 B Davis Avenue
Nashville, TN 37216

SEND TAX BILL TO: NEW OWNER

MAP-PARCEL NOS. 72-10-X-4.00 CO

RETURN TO:
MAGNOLIA TITLE & ESCROW
1104 Fatherland Street
NASHVILLE, TN 37206

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

Bill Garrett Davidson County
Batch# 30507 DEEDWARR
11/28/2017 10:07:51 AM 2 pgs
Fees: $13.00 Taxes: $1,479.63
20171128-0121121

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Steve Griffith, a married man** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Emily Palenkas West and Jason West, wife and husband** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 2904B n/k/a Unit D as shown on Exhibit "B" of the "Declaration Establishing a Horizontal Property Regime for 2904 and 2906 Davis Avenue Townhomes" of record in Instrument No. 20150804-0077322, amended in Instrument No. 20150904-0090509 and further amended in Instrument No. 20160420-0038179, which hereby amends the name to read "The 2904 Davis Avenue Townhomes," and further amended by Instrument No. 20171116-0117604, all in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being a part of the same property conveyed to Steve Griffith from Lisa B. Brown d/b/a Fam Night by Warranty Deed recorded on October 10, 2014, in Instrument No. 20141010-0094241, Register's Office for Davidson County, Tennessee.

Grantor warrants that the subject property has never been his residence and is not subject to any marital rights therein.

This is property with a common address of 2904 B Davis Avenue, Nashville, TN 37216.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and paid by Grantor at closing.(2) All matters appearing on the Plan of record in Book 332, Page 44, Register's Office for Davidson County, Tennessee.(3) Declaration Establishing a Horizontal Property Regime for 2904 and 2906 Davis Avenue Townhomes in Instrument No. 20150804-0077322; amended in Instrument No. 20150904-0090509 and in Instrument No. 20160420-0038179, and in Instrument No. 20171116-0117604, said Register's Office.(4) Charter for Homeowners Association as set out in above Declaration in Instrument No. 20150804-0077322, said Register's Office. (4)By-Laws recorded as Exhibit "C" in Instrument No. 20150804-0077322, said Register's Office. (5) Title to that portion of land lying below the ordinary low water mark of the Rutland Branch Creek.

Grantor warrants that the subject property is not and has never been his marital residence, and is not subject to any marital interests therein.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 13th day of November 2017.

Steve Griffith

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Steve Griffith,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 17th day of November 2017.

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $399,900.00.

Affiant

Subscribed and sworn before me this 13th day of November 2017.

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public
My Commission Expires: 8.17.19

File No. 1711K300