WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 01/17/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John R. Dibble	NEW OWNER	172080A06200C0
(NAME)	(NAME)	
907 Retriever Place		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, We, **Earl Griffin and wife Amanda Griffin** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **John R. Dibble, unmarried and Mackenzie Roberts, unmarried, as Joint Tenants with Rights of Survivorship** 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. 62 on the Plan of Hunters Branch, Section 2-B of record in Plat Book 6900, Page 336 and 337, Registers Office for said county, to which reference is made for a more complete description.

Being the same property conveyed to Earl Griffin and wife, Amanda Griffin by Warranty Deed from Robert W. Taylor, recorded on July 19, 2005, of record in Instrument No. 20050719-0083564, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 907 Retriever Place, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 hands this 7th day of December, 2017.

Bill Garrett Davidson County
Batch# 37432 DEEDWARR
12/15/2017 02:15:29 PM 2 pgs
Fees: $13.00 Taxes: $962.00

20171215-0128111

Witness my/our hands this 7th day of December, 2017.

Earl Griffin

Amanda Griffin

State of Tennessee
County of Williamson

Personally appeared before me Earl Griffin and Amanda Griffin, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of December, 2017.

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 11/14/21

File No.: 12570