Bill Garrett Davidson County
Batch# 41134 DEEDWARR
12/27/2017 10:23:52 AM 2 pgs
Fees: $13.00 Taxes: $240.50
20171227-0131037

WARRANTY DEED

AIMEE DENISE BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$65,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF December 2017.
Aimee Denise Bobbitt
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 5/4/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 051
Jason Buell	194 Tusculum Rd	GROUP 08 0
214 Due West Avenue	Antioch, TN 37013	PARCEL 171.00
Madison, Tennessee 37115		

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Charles Griffin

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Jason Buell

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 the 11th Civil District of Davidson County, Tennessee, being Lot No. 5 on the unrecorded Map of the Core Subdivision, described according to a survey made by Anderson and Gee, Surveyors, April 1946, as follows:

Beginning at a point in the southerly margin of Due West Avenue at the corner of Lots Nos. 4 & 5; thence with the line between said lots southwardly 160 feet to a point thence eastwardly 57 feet to the corer of Lot No. 6; thence with the line between Lots Nos. 5 & 6 northwardly 160 feet to the southerly margin of Due West Avenue; thence with the margin of the same westwardly 80 feet to the point of beginning.

Being the same property conveyed to Charles R. Griffin and wife, Alice L. Griffin, by deed from Robert A. Griffin and wife, Shirley H. Griffin, of record in Book 4196, page 367, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William Joseph Griffin (now deceased) and wife, Anne Elizabeth Griffin, (now deceased), as tenants in common, by warranty deed from Charles R. Griffin and wife, Alice L. Griffin, of record in Book 5019, Page 33, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles Richard Griffin via the Last Will and Testament of William Joseph Griffin, Seventh Circuit Court for Davidson County Probate Division), Docket NO. 17P-368, and the Estate of Anne Elizabeth Griffin, Seventh Circuit Court for Davidson County (Probate Division), Docket NO. 17P-2118, as recorded as instrument no. 20171214-0127442, Register's Office for Davidson County, Tennessee.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:
1) 2018 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **214 Due West Avenue, Madison, Tennessee 37115.**

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 hand and official seal at office this 15th day of December, 2017.

Charles Griffin

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Charles Griffin, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of December, 2017.

Aimee Denise Bobbitt
NOTARY PUBLIC

My Commission Expires: 5-4-19

AIMEE DENISE BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027