WARRANTY DEED

Bill Garrett Davidson County
Batch# 60166 DEEDWARR
02/20/2018 09:43:06 AM 2 pgs
Fees: $13.00 Taxes: $777.00

20180220-0015724

B-STM-18-3200

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: /. (AFFIX SEAL)

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

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)
Stephen T. Griffin and Laura M. Mabry-Griffin	**SunTrust Mortgage, Inc.**	
(NAME)	(NAME)	**084-12-0-110.00**
3200 Freno Lane	**901 Semmes Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Richmond, VA 23224**	
(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, **GAREY L. MABRY, MARRIED AND PHILLIP N. MABRY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHEN T. GRIFFIN AND LAURA M. MABRY-GRIFFIN, HUSBAND AND WIFE,** 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. 27 on the Plan of Lincoya Hills of record in Plat Book 1835, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point on the Southerly margin of Lumar Lane, at the common corner of Lots 27 and 28; thence with the line between said lots, Southerly 150.2 to a corner of Lot 29; thence with the line between Lots 27 and 29, Westerly 149.8 feet to the Easterly margin of Freno Lane; thence with the margin of the same Northerly 130 feet to the beginning of a curve; thence along said curve, Northeasterly 31.42 feet to a point on the Southerly margin of Lumar Lane ; thence with the margin of the same, Easterly 130 feet to the beginning.

Being the same property conveyed to John T. Harvey and wife, Oleen M. Harvey by Warranty deed from Earl R. Duncan and wife, Mary K. Duncan of record in Book 4149, page 212, Register's Office for Davidson County, Tennessee, dated June 30, 1967 and recorded on June 30, 1967. Oleen M. Harvey died January 7, 2014 having been predeceased by John T. Harvey. Petition for Administration of Estate Granting Letters of Administration of record at Docket No. 17P377 in the Seventh Court for Davidson County, Tennessee Probate Division.

Being the same property conveyed to Garey L. Mabry and Phillip N. Mabry, tenants-in-common by Administrator's deed from Garey L. Mabry, Administrator of The Estate of Oleen M. Harvey of record in Instrument No. 20170816-0084233 Register's Office for Davidson County, Tennessee, dated July 10, 2017 and recorded on August 16, 2017. Said propery is not and has never been the primary marital residence of Garey L. Mabry and Philip N. Mabry.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 91, 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: **3200 Freno Lane, Nashville, Tennessee 37214**.

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 FEBRUARY, 2018.

Garey L. Mabry

Phillip N Mabry by Garey L Mabry ATTORNEY IN FACT

Phillip N. Mabry by Garey L. Mabry,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GAREY L. MABRY, 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 February, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GAREY L. MABRY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PHILLIP N. MABRY, and who acknowledged he/she/they executed the same as the free act and deed of the said PHILLIP N. MABRY.

Witness my hand and official seal, this the 16th of February, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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