ADDRESS NEW OWNER: Jeffery Howard Rupright, Jr.
2906 B Davis Avenue
Nashville, TN 37216

SEND TAX BILL TO: New Owner

MAP-PARCEL NOS. 072100X00200CO

Bill Garrett Davidson County
Batch# 60502 DEEDWARR
02/20/2018 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20180220-0016186

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

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, I, **Steve Griffith** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Jeffery Howard Rupright, Jr., a single man** (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 2906B N/K/A Unit C 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. 2015804-0077322, amended in Instrument No. 20150904-0090509 and further amended in Instrument No. 20160420-0038179, which hereby amends the name to read as the 2904 Davis Avenue Townhomes, Register's Office for Davidson County, Tennessee, as further amended in Instrument No. 20171116-0117604, said Register's Office, to which reference is hereby made for amore complete and accurate legal description.

Being 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. 20141010-0092441, Register's Office for Davidson County, Tennessee

This is property with a common address of 2906 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, said taxes for the current year having been prorated and assumed by the Grantee at closing.(2) All matters appearing on the Declaration Establishgin a Horizontal Property Regime for 2904 and 2906 Davis Avenue Townhomes in Instrument No. 20150804-0077322; amended in Instrument No. 20150904-0090509, amended in Instrument No. 20160420-0038179, and amended in Instrument No. 20171116-0117604, 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 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 16th day of February 2018.

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 16th day of February 2018.

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 16th day of February 2018.

Notary Public
My Commission Expires: _____

File No. 1802K027

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-7-2019

TRUE COPY CERTIFICATION

I, MITCHELL A. WATTS, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts
Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Carla Ikard
Notary

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 1-8-19

Notary's Seal