Bill Garrett Davidson County
Batch# 67599 DEEDWARR
03/09/2018 04:06:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20180309-0022822

WARRANTY DEED

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~8th~~ 9th day of March, 2018

Notary Public

MY COMMISSION EXPIRES: OCT 20 2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stafford Land Title, LLC, 540 Heritage Pointe Dr., Suite A, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Diana Kirby	Diana Kirby	161-11-A-47.00
(NAME)	(NAME)	
389 Huntington Ridge Dr.	389 Huntington Ridge Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(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, **Andrew T. Tomlinson and Dianna Griffey** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Diana Kirby, unmarried,** 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. 47, on the Plan of Huntington Ridge Townhouses, of record in Book 4675, Page 9, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Andrew T. Tomlinson and Dianna Griffey from Benjamin Harris and wife, Tara Harris by Warranty Deed dated the 1st day of June, 2015 of record in Instrument No. 20150605-0052708, recorded the 5th day of June, 2015, in the Register's Office for Davidson County, Tennessee.

The real estate being conveyed is subject to all terms, matters and conditions as shown on the aforementioned plat of record and restrictive covenants of record in Volume 4729, Page 687, Volume 4889, Page 905, Volume 5394, Page 243, and Instrument No. 20110331-0024865, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 389 Huntington Ridge Dr., Nashville, TN 37211
(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 8th day of March, 2018

Andrew T. Tomlinson by Jo Ellen O'Connor attorney in fact

Andrew T. Tomlinson by Jo Ellen O'Connor,
Attorney In Fact

Dianna Griffey by Jo Ellen O'Connor attorney in fact

Dianna Griffey by Jo Ellen O'Connor,
Attorney In Fact

State of Tennessee
County of Montgomery

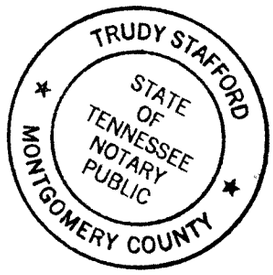
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Jo Ellen O'Connor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Andrew T. Tomlinson and Dianna Griffey and that she is authorized by Andrew T. Tomlinson and Dianna Griffey to execute this instrument on their behalf.

WITNESS my hand and seal this 8th day of March, 2018.

Trudy Stafford

Notary Public Trudy Stafford
My Commission Expires: 5/13/19

File No.: 2018158



True Copy Certification

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

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

