Bill Garrett Davidson County
Batch# 82389 DEEDWARR
04/18/2018 12:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.13
20180418-0036575

ADDRESS NEW OWNER: De'ontarius Summers

923 A Thomas Avenue
Nashville, TN 37216

SEND TAX BILL TO: Movement Mortgage, LLC
8894 Calvin Hall Rd
Indian Land, SC 29707

MAP-PARCEL NOS. 72-6-3C-1.00

Prepared by: Cindy S. Smith, P.C., Attorney at Law
AND P.O. Box 292004
RETURN TO: 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, We, **Steven R. Griffith** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **De'ontarius Summers, 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 1 as shown on Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions The 923 Thomas Avenue Townhomes, a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated, Section 66-27-103(b) of record in Instrument No. 20160713-0071524, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The 923 Thomas Avenue Townhomes, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "B" to said Declaration appearing in Instrument No. 20160713-0071524 and Bylaws appended thereto as Exhibit "C," said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being a part of the same property conveyed to Steven R. Griffith from Hooper Property, LLC, a Tennessee limited liability company, by Warranty Deed recorded on October 5, 2015, in Instrument No. 20151005-0100857, Register's Office for Davidson County, Tennessee.

This is property with a common address of 923 A Thomas Avenue, Nashville, TN 37216.

Grantor warrants that the subject property has never been his marital residence and is not subject to any marital interest therein.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated at closing and assumed by Grantee.(2) All matters appearing on the Plan of record in Book 421, Page 35, Register's Office for Davidson County, Tennessee.(3) Declaration of Covenants, Conditions and Restrictions in Instrument No. 20160713-0071524, said Register's Office.

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 April 2018.

Steven R. 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 **Steven R. 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 April 2018.

CINDY 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 $354,900.00.

Affiant

Subscribed and sworn before me this 16th day of April 2018.

AMY K FRYE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 12-20-2020

Notary Public
My Commission Expires: 12/20/2020

File No. 1804K075

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019