Bill Garrett Davidson County
Batch# 112373 DEEDWARR
07/03/2018 01:09:15 PM 2 pgs
Fees: $13.00 Taxes: $3,333.70
20180703-0064557

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 59764
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John M. Brown Kelli Brown 4401 Curtiswood Circle Nashville, TN 37204	Capstar Bank 2002 Richard Jones Road # 300A Nashville TN 37215

TAX MAP PARCEL NUMBERS: 13210001700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$901,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Glynn J. Griggs, Trustee of the Glynn J. Griggs Revocable Living Trust, u/a/d July 23, 2003 as amended and restated u/a/d May 2, 2018, as to a one-half (1/2) undivided interest and Julie Hinds Griggs, Trustee of the Julie Hinds Griggs Revocable Living Trust u/a/d July 23, 2003 as amended and restated u/a/d February 26, 2018, as to a one-half (1/2) undivided interest, as tenants in common,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John M. Brown and Kelli Brown, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Curtiswood Estates of record in Book 2331, page 40, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Glynn Griggs and Julie Griggs, husband and wife, by Warranty Deed from Jeff Zimmer and wife, Phoebe Zimmer, dated June 28, 2016 and recorded on July 25, 2016 of record in Instrument No. 20160725-0076535, Register's Office for Davidson County, Tennessee. The said Glynn Griggs and Julie Griggs have since divorced by Final Decree of record in Docket No. 17D1499 in the 3rd Circuit Court for Davidson County, Tennessee. By Quitclaim Deed dated February 26, 2018 recorded March 2, 2018 of record in Instrument No. 20180302-0019639, said Register's Office, the said Julie Griggs conveyed her one-half (1/2) interest, as tenants in common to Julie Hinds Griggs, Trustee of the Julie Hinds Griggs Revocable Living Trust. By Quitclaim Deed dated May 2, 2018 recorded on May 4, 2018 of record in Instrument No. 20180504-0042598, said Register's Office, the said Glynn Griggs conveyed his one-half (1/2) interest as tenants in common to Glynn J. Griggs Trustee of the Glynn J. Griggs Revocable Living Trust.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2331, page 40, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. Easement for sanitary sewer and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 6581, page 187, said Register's Office. Restrictions of record in Book 2440, page 65, amended in Book 2440, page 231, said Register's Office.

This is improved property, known as 4401 Curtiswood Circle, Nashville, TN 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 2nd day of July, 2018.

Glynn J. Griggs, Trustee of the Glynn J. Griggs Revocable Living Trust

Julie Hinds Griggs, Trustee of the Julie Hinds Griggs Revocable Living Trust

State of Tennessee

County of Davidson

On this 2nd day of July, 2018, before me the undersigned authority, personally appeared Glynn J. Griggs, Trustee of the Glynn J. Griggs Revocable Living Trust and Julie Hinds Griggs, Trustee of the Julie Hinds Griggs Revocable Living Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $901,000.00.

Affiant

Sworn and subscribed before me this 2nd day of July, 2018.

Notary

My Commission Expires: March 3, 2020

PRISCILLA C. URBANEK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE