NEW OWNER:

Patricia A. Griffith
3912 Abbott Martin Road
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 18-0385

116-11-0-A-001.00CO

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 116694 **DEEDWARR**
07/16/2018 01:38:36 PM 3 pgs
Fees: $18.00 Taxes: $3,977.50

20180716-0068863

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million Seventy-Five Thousand and 00/100 Dollars ($1,075,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **3910 ABBOTT MARTIN, LLC**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **PATRICIA A. GRIFFITH** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of Abbott Martin Cottages, a Horizontal Property Regime with Private Elements, as shown of record in Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions, in Instrument No. 20160420-0038272, as amended in Instrument No. 20180323-0027658, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to 3910 Abbott Martin, LLC, a Tennessee limited liability company by Warranty Deed from Brittany Adamiak and Marek Adamiak, of record in Instrument No. 20160420-0038271, Register's Office for Davidson County, Tennessee, dated April 14, 2016 and recorded on April 20, 2016.

Being also known as 3912 Abbott Martin Road, Nashville, TN 37215.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 29th day of June, 2018.

TODD A. TRESSLER, II, AUTHORIZED MEMBER FOR 3910 ABBOTT MARTIN, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, 3910 Abbott Martin, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that Todd A. Tressler, II is an Authorized Member for 3910 Abbott Martin, LLC, the within-named bargainor, and as such authorized officer, being given the authority to do so, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 29 day of June, 2018.

NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 1,075,000.00 .

AFFIANT

Sworn to and subscribed to before me this 29th day of June, 2018.

NOTARY PUBLIC

My commission expires: 10.6.21

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY