(1)

ADDRESS NEW OWNER: Matthew C. Hokes

915B Elvira Avenue
Nashville, TN 37216

SEND TAX BILL TO: U.S. Bank Home Mtg
7601 Penn Ave S, Ste A1
Richfield, MN 55423

MAP-PARCEL NOS. 072061J00200CO

Bill Garrett Davidson County
Batch# 124829 DEEDWARR
08/06/2018 11:15:19 AM 2 pgs
Fees: $13.00 Taxes: $1,345.97

20180806-0076945

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, We, **Steve R. Griffith** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Matthew C. Hokes, 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 2 (915B Elvira Avenue) as shown on Exhibit "B" in the Declaration Establishing a Horizontal Property Regime for The 915 Elvira Avenue Townhomes (pursuant to Tennessee Code Annotated, Section 66-27-101, et seq.) of record in Instrument No. 20160713-0071523, and amended in Instrument Nos. 20180613-0056726, 20180712-0067770, and 20180712-0067771, Register's Office for Davidson County, Tennessee to which said plan and declaration reference is hereby made for a more complete and detailed description of said Unit.

Being the same property conveyed to Steve R. Griffith, from Shirley Vaughn, f/k/a Shirley Davis, by Warranty Deed recorded on October 23, 2015, in Instrument No. 20151023-0107979, Register's Office for Davidson County, Tennessee.

This is property with a common address of 915B Elvira 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, taxes for the current year having been prorated and payment of same being assumed by the 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 Conditions, Covenants, and Restrictions Establishing a Horizontal Property Regime for The 915 Elvira Avenue Townhomes of record in Instrument No. 20160713-0071523 and Amended in Instrument Nos. 20180613-0056726, 20180713-0067770 and 20180713-0067771, 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 13th day of July 2018.

Steve 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 **Steve 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 13th day of July 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 $363,775.00.

Affiant

Subscribed and sworn before me this 13th day of July 2018.

Notary Public
My Commission Expires: 4/6/21

LARRY N. WESTBROOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

File No. 1806K182