Bill Garrett Davidson County
Batch# 125110 **DEEDWARR**
08/07/2018 09:56:02 AM 2 pgs
Fees: $13.00 Taxes: $2,083.10

20180807-0077424

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 4-16-22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $563,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF August, 2018.

NOTARY PUBLIC

My Commission Expires: 4-16-22

THIS INSTRUMENT PREPARED BY:
Michael P. Davis, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
John Griffith and Elizabeth Griffith 609 Countryside Court Franklin, TN 37069	New Owner	104-15-0-245.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

J. EVAN GOWER AND AMY E. GOWER, HUSBAND AND WIFE

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

JOHN GRIFFITH AND ELIZABETH GRIFFITH Husband and Wife

hereinafter called the GRANTEES, their 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(s) 10, as shown on the map entitled the Plan of Lots on Linden and West Linden, of record in Plat Book 1130, page 42, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to J. EVAN GOWER AND WIFE, AMY E. GOWER, by deed from ANNE BRANT BOONE, AKA ANNE ELLIOTT, UNMARRIED, of record as Instrument No. 20050201-0011850, dated January 31, 2005, said Register's Office.

This improved property is known as 2313 Sunset Place, Nashville, TN 37212.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this ____ day of August, 2018.

J. Evan Gower

Amy E. Gower

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, J. Evan Gower and Amy E. Gower, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 3rd day of August, 2018.

Brandy Gomaz
Notary Public

My commission expires: 7-5-21

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY