Bill Garrett Davidson County
Batch# 135682 DEEDWARR
08/31/2018 02:32:30 PM 2 pgs
Fees: $13.00 Taxes: $1,628.00
20180831-0086775

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $440,000.00

Diana Park
Affiant

Subscribed and sworn to before me, this 30th day of August, 2018

Notary Public
My commission expires: 8/16/2020

CHERYL ANGELA FIGLIO
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 08-16-2020

Address of New Owners:	Send Tax Bills to:	Tax Information
Joshua Griffith	New Owner	142-16-0A-119.00
1717 Nottingham Place		
Nashville, TN 37221		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary M. Wester, a single person,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Joshua Griffith and wife, Lauren Griffith,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land situated in Davidson County, Tennessee, and Being Lot No. 119 on the plat of Devon Park, Phase III, as of record in Book 6900, page 52, Register's Office for Davidson County, Tennessee, to which plat reference is herein made for a more complete and accurate description of the subject property.

Together with a right and easement of enjoying in and to the Common Area as defined and as set out in the Declaration of Covenants and Restrictions for Devon Park Phase III, of record in Book 6176, page 7, as amended by instrument of record in Book 6967, page 156, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary M. Wester, a single person, by Warranty Deed from T. J. Neumann & Associates, Inc., Debtor-in-Possession, a Tennessee Corporation, dated November 19, 1988 of record in Book 7722, page 566, Register's Office for Davidson County, Tennessee. Being the same property whereas Mary M. Wester conveyed fifty per cent right, title interest to husband. Ronald A. McDow, by Quitclaim Deed dated December 11. 1992 of record in Book 8813. page 413, Register's Office for Davidson County, Tennessee.
Being the same property whereas Ronald A. McDow conveyed all right, title and interest to Mary M. Wester by Quitclaim Deed dated August 22. 2007 of record as Instrument No. 20070830-0104311, Register's Office for Davidson County. Tennessee.

This conveyance is made subject to the real estate taxes for the current year. which have been prorated and assumed by Grantee, and such liens. limitations. restrictions. and easements as may affect the premises.

This property is improved property known as 1717 Nottingham Place. Nashville, TN 37221

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(s). their heirs and assigns. forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves. their heirs. assigns and representatives. to warrant and forever defend the title to said land to said Grantee(s). 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 my hand this the 30th day of August, 2018.

Mary M. Wester

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mary M. Wester,** the bargainor(s), with whom I am personally acquainted or 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 Brentwood, Tennessee, this the 30th day of August, 2018.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 9/5/2021

FILE NO: 2018075925

True Copy Certification

I, Penny U. 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.

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 05/06/19