ADDRESS NEW OWNER: Kris Whitaker
Amy Whitaker
915A Elvira Avenue
Nashville, TN 37216

SEND TAX BILL TO: NEW OWNER

MAP-PARCEL NOS. 072-06-1J-001.00

Karen Y Johnson Davidson County
Batch# 137843 DEEDWARRSP
09/07/2018 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,298.70
20180907-0088685

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

SPECIAL 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, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Kris Whitaker and Amy Whitaker, husband and wife** (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(s) 1 shown on Exhibit "B" of 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 No. 20180613-0056726, Instrument No. 20180721-0067770 and Instrument No. 20180721-0067771, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being a portion of the 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 915A 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, 20180721-0067770 and 20180721-0067771, said Register's Office. See Amendment in Instrument No. 20180905-0087643, 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.

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.

Grantors for itself and its successors, does covenant with the said Grantee, its heirs, successors and assign, that is has not made, done, executed or sufference any act or thing whereby the above-desdribed premises or any part thereof now or at anytime heraafetr, shall or may be imperiled, charged or encumbered in any manner.

Grantor further covenants and binds itself, its representatives and assigns, to warrant and forever defend the title to the said premises to the Grantee, their heirs, successors and assigns, against the lawful claims of all parties claiming by, through or under it, but no further otherwise.

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 5th day of September 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, unmarried,** 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 5th day of September 2018.

Notary Public
My Commission Expires: 5/2/22

KIMBERLY J. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $351,000.00.

Affiant

Subscribed and sworn before me this 5th day of September 2018.

Notary Public
My Commission Expires: 7-26-21

File No. 1808K229

JODI JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

201809070088685

True Copy Certification

I, Penny Y. 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.

Penny Y. Ray
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 05-06-2019