This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-18-2943

Karen Y Johnson Davidson County
Batch# 144013 DEEDWARR
09/21/2018 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $629.00
20180921-0093990

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $170,000.00

Affiant

Subscribed and sworn to before me, this the 19th day of September, 2018

Notary Public
My Commission Expires: 9-20-21

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Daniel J. Griffiths Donald J. Griffiths 1211 Debow Street Old Hickory, TN 37138	New Owner	053-03-0-032

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($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, I, **Brenda K. Roberts, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Daniel J. Griffiths, a married man, and Donald J. Griffiths, a married man**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Situate in Davidson County, Tennessee, described as follows:

Being Lot No. 23 of Section "C" on the plan of E.I. du Pont de Nemours and Company's Subdivision, as of record in Book 1424, page 66, Register's Office for Said County, described as follows:

Beginning on the northerly margin of 13th Street, at the corner of Lots Nos. 22 and 23; thence with the line between said lots, northwardly 115.30 feet to the northeast corner of Lot No. 23; thence with the north line of said lot, westwardly 69.5 feet to the easterly margin of Debow Street; thence with the easterly margin of said street, southwardly 105.6 feet to the beginning of a curve; thence around said curve with a radius of 10 feet southeastwardly 15.7 feet to the northerly margin of 13th Street; thence with the northerly margin of said Street, eastwardly 59 feet to the beginning.

Being the same property conveyed to Jimmy E. Roberts and wife, Brenda D. Roberts, by Warranty Deed from Jewell R. Maynard, dated August 14, 1974, of record in Book 4844, page 696, Register's Office for Davidson County, Tennessee; Being further conveyed to Brenda Kay Davis, aka Brenda Kay Roberts aka Brenda D. Roberts, by Quitclaim Deed from Michael Wayne Davis, dated February 18, 2011, of record in Instrument No. 20110301-0016275, Register's Office for Davidson County, Tennessee; Being further conveyed to Brenda K. Roberts, an unmarried woman, by Quitclaim Deed from Brenda K. Roberts, who acquired title incorrectly as Brenda D. Roberts, surviving spouse of Jimmy E. Roberts, also known as Jimmy Edwin Roberts who died on June 21, 1990, Register's Office for Davidson County, Tennessee

This is improved property located at: **1211 Debow Street, Old Hickory, TN 37138.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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; and we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of September, 2018.

GRANTOR:

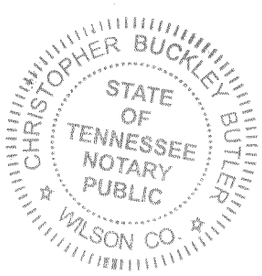
Brenda K. Roberts

Brenda K. Roberts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brenda K. Roberts, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of September, 2018.



Notary Public
My Commission expires: 9-20-21

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

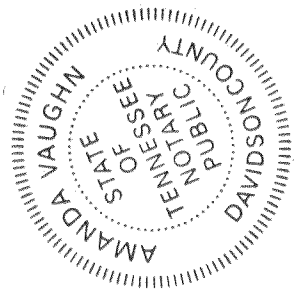
Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, 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: 5/5/2020

Notary's Seal (if on Paper)