WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee
COUNTY OF Davidson

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 260,000.00 .

Meredith May
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of November, 2018.

Notary Public

COMMISSION EXPIRES: 9/7/2020

Karen Y Johnson Davidson County
Batch# 162467 **DEEDWARR**
11/19/2018 03:33:42 PM 2 pgs
Fees: $13.00 Taxes: $962.00

20181119-0113914

(Affix Seal)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Radcliff Property Group, LLC	HEW OWNER	072-16-0-274.00
3803 Masters Drive	(NAME)	
(ADDRESS)	(ADDRESS)	
Smyrna, TN 37167		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **David R. Hill, Personal Representative of The Estate of Martha Sue Griffin,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Radcliff Property Group, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 42 on the Map of Dugger Heights, of record in Book 1424, Page 102, Register's Office for said County, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Roy E. Griffin and wife, Sue H. Griffin by deed of record in Instrument No. 20150401-0028069, Register's Office for Davidson County, Tennessee. The said Roy E. Griffin subsequently died on January 5, 2017, vestin the property in the said Sue H. Griffin as surviving tenant by the entireties. The said Sue H. Griffin subsequently died on February 7, 2017, leaving a will that bequeathed her assets including the property to her son, David R. Hill, the grator herein. The will was filed for record as and Exhibit to a Small Estate Affidavit, but not admitted to probate, in Docket No. 17P933 in the Davidson County Probate Court. Grantor herein is the sole heir and successor in interest to the said Sue H. Griffin pursuant to the will as well as pursuant to the Tennessee law of intestate succession. See Affidavit of Heirship of record in Instrument No. 20181119-0113913, in said Register's Office.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 1505 Dugger Drive (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37206 (Postal Zip)

File No.: 565-18
Warranty Deed Individual eRec LES rev. 09-2018

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, successors 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, successors 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 16th day of November, 2018.

The Estate of Martha Sue Griffin

By: _____, personal representative
David R. Hill, Personal Representative

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared David R. Hill, Personal Representative of The Estate of Martha Sue Griffin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained.

WITNESS my hand and seal this 16th day of November, 2018.

_____
S. Nixon Pressley

Commission Expires: 02/10/2021

S. NIXON PRESSLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE