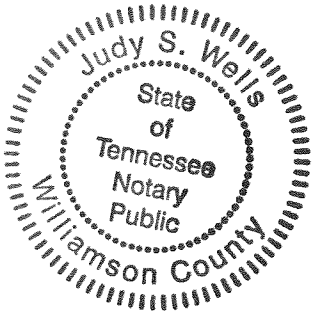
Karen Johnson Davidson County
Batch# 194705 DEEDWARR
02/12/2019 04:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20190212-0013306

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Karen L. Griffin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of February, 2019.

Notary Public

MY COMMISSION EXPIRES: 6/22/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Thomas Risch and Donna Risch 2333 Traemoor Village Place Nashville, TN 37209	2333 Traemoor Village Pace Nashville, TN 37209	114-07-0A-105.00

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 consideration, the receipt of which is hereby acknowledged, I/we, Karen L. Griffin, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Thomas Risch and wife, Donna Risch, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 105 on the Plan of Townhomes of Traemoor Village, as established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No: 20070323-0035561; amended and restated in Instrument No. 20080318-0027145, and as shown as an Exhibit Plat to the amendment in Instrument No: 20080808-0081934, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Karen L. Griffin by Warranty Deed dated 12/21/2012 from Beazer Homes Corp., a Tennessee Corporation of record in Instrument 201212310120497, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 2333 Traemoor Village Place, Nashville, TN 37209

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. 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/our hand(s) this the 12th day of February, 2019.

Karen L. Griffin

Karen L. Griffin

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Karen L. Griffin with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 12th of February, 2019.

Notary Public

My Commission Expires: 6/22/20

(SEAL)

Judy S. Wells
State of Tennessee
Notary Public
Williamson County

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

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)