RETURN TO:
BANKERS TITLE
& ESCROW CORP
5107 Maryland Way, Suite 115
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 247214 DEEDWARR
06/24/2019 09:21:04 AM 2 pgs
Fees: $13.00 Taxes: $627.15

20190624-0060546

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B19-1384

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21 day of June, 2019

Notary Public

Commission Expires: 9/6/2022

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Shannon Griffiths 2025 Woodmont Boulevard Apt #346 Nashville, TN 37215	NEW OWNER	117-11-0J-346.00-CO

WARRANTY DEED

FOR AND IN 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, WE,

Melinda Black, married and Samuel Black, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shannon K. Griffiths, single woman

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:

Certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being all of Unit No. 346, as shown on the Master Deed for The Hillmont Condominiums, a Horizontal Property Regime, filed as Exhibit C to and established by the Master Deed of record in Instrument No. 20040209-0015685, as re-recorded in Instrument No. 20040212-0017074, and as further amended in Instrument No. 20050404-0036415 and further amended in Instrument No. 20050512-0053861, of record in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to Melinda B. Black, married and Samuel B. Black, unmarried, as joint tenants with right of survivorship, and not as tenants in common by Warranty deed from Kimberly H. Brannon, a married woman of record in Instrument No. 20150828-0087340 Register's Office for Davidson County, Tennessee, dated August 26, 2015 and recorded on August 28, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2025 Woodmont Boulevard Apt #346, Nashville, TN 37215

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Melinda Black, hereby affirms that the above described property was never the primary residence of herself, nor her spouse.

Dated this the 21 day of June, 2019.

Melinda Black

Samuel Black

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Melinda Black** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 21 day of June, 2019.

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 9/6/22

(Notary Seal)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Samuel Black** 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 for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 21 day of June, 2019.

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 9/6/22

(Notary Seal)