THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190621338

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,260,000.00

Affiant

Subscribed and sworn to before me, this 15th day of July, 2019.

Notary Public
My Commission Expires: March 3, 2020

Karen Johnson Davidson County
Batch# 258409 DEEDWARR
07/18/2019 08:39:09 AM 2 pgs
Fees: $13.00 Taxes: $4,662.00
20190718-0070199

PRISCILLA C. URBANEK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Gregory Smith Gianis and Emily Howe Gianis 1203 Nichol Lane Nashville TN 37205	New Owner SunTrust Mortgage Inc 901 Semmes Avenue Richmond, VA 23224	Tax Parcel ID No. 130 09 0 129.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark C. Griffin, Trustee of The Griffin Family Trust, dated November 24, 2003** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gregory Smith Gianis and Emily Howe Gianis, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 of Block 4 on the Plan of The Highlands of Belle Meade, as of record in Book 547, Page 180, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark C. Griffin and Emily N. Griffin, Trustees of The Griffin Family Trust, under Agreement, dated 11/24/2003 by Warranty Deed from Steven J. Mason, Jr. and wife, Laura C. Mason, recorded on the 29th day of January, 2013 in Instrument No. 20130129-0009269, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE HIGHLANDS OF BELLE MEADE, as recorded in Plat Book 547, Page(s) 180.

Easement for Agreement for Dedication of Easement, recorded in Book 6273, Page 688.

This is improved property located at 1203 Nichol Lane Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 15th day of July, 2019.

The Griffin Family Trust, dated November 24, 2003

By: _____
Mark C. Griffin, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark C. Griffin, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a trustee of The Griffin Family Trust, dated November 24, 2003, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 15th day of July, 2019.

_____
Notary Public

