Name and Address of New Owner:
Julie L. Griffin
5763 Maudina Avenue
Nashville, TN 37209

Send Tax Bills To:
Ameris Bank
1800 Parkway Place, Suite 820
Marietta, GA 30067

Karen Johnson Davidson County
Batch# 275710 DEEDWARR
08/23/2019 11:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20190823-0084983

This Instrument Prepared By:
Regina Sullo
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 103-02-0F-002.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Christopher David Looney, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Julie L. Griffin, a single woman** "the Grantee," the following described real estate in Davidson County, Tennessee:

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

Being Unit No. 2 of Westland Square Townhomes I, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for Westland Square Townhomes I, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20080722-0075200, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Westland Square Townhomes I, a Horizontal Property Regime with Private Elements, contained in said Declaration. The plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20080722-0075200 and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made part hereof the same as though copied herein for a more complete identification and description of said unit.

Being the same property conveyed to Christopher David Looney, a single man, by Warranty Deed from Gregory David Neiss, a single man, recorded October 15, 2015, of record in Instrument No. 20151015-0105009, in the Register's Office of Davidson County, Tennessee.

This is not the primary residence of Christoper David Looney or his spouse. Neither Grantor, nor Grantor's spouse, ever resided in the above-described real property.

This is improved property known as 5763 Maudina Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

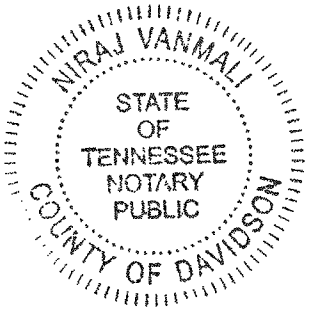
IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of August, 2019.

_____(SEAL)
Christopher David Looney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of August, 2019, before me personally appeared Christopher David Looney, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of August, 2019.



_____
Notary Signature
My commission expires: 3-8-22

AFFIDAVIT OF VALUE

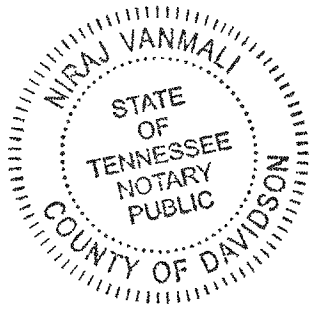
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $335,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 8th day of August, 2019.

_____
Notary Public
My commission expires: 3-8-22
File No. 2019-432



True Copy Certification

I, **Angie Lawless**, do hereby 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 is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022