THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 200225278**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,174,000.00. M. Spitzmagle Affiant Subscribed and sworn to before me, this 16th day of March, 2020. J Anderson Notary Public My Commission Expires: ___

J ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 374586 DEEDWARR
03/19/2020 09:33:51 AM 2 pgs
Fees: $13.00 Taxes: $4,343.80

20200319-0030302

WARRANTY DEED

Address New Owner: Trenton Timmons and Megan Timmons 3912 Abbott Martin Road Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116-11-0A-001.00 CO

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, **Patricia A. Griffith, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Trenton Timmons and Megan Timmons, husband and wife**, ("Grantees"), their 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 Unit No. "A" on the plan of Abbott Martin Cottages, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Abbott Martin Cottages, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160420-0038272, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to PATRICIA A. GRIFFITH, by deed from 3910 ABBOTT MARTIN, LLC, of record in Instrument No. 20180716-0068863, dated June 29, 2018, said Register's Office.

Mark Griffith joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 116-11-0A-001.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20160420-0038272 , said Register's Office.

Matters shown on the Plan of record in Plat Book 421, pages 102 and 103 , said Register's Office.

This is improved property located at 3912 Abbott Martin Road Nashville TN 37215

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 16th day of March, 2020.

Patricia A. Griffith

Mark Griffith

STATE OF South Carolina)

COUNTY OF Beaufort.)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Patricia A. Griffith and Mark Griffith, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of March, 2020.

Notary Public

My Commission Expires: 05-28-24

Rachael Shultz
NOTARY PUBLIC
State of South Carolina
My Commission Expires 5/28/2024