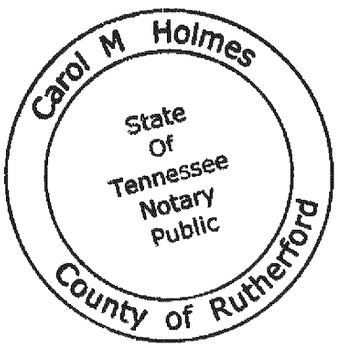
Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 104
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $224,580.00.



Affiant

Subscribed and sworn to before me, this 20th day of April, 2020.

Carol M Holmes

Notary Public
My commission expires: 2/19/24

07-2004-87122

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Marilyn Jean Modine 1220 Huntingboro Court Antioch TN 37013	Marilyn Jean Modine 1220 Huntingboro Court Antioch, TN 37013	150-08-0-127.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Andrea L. Griffin and husband, John M. Griffin**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Marilyn Jean Modine**, unmarried woman hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 455, on the Plan of Phase I, Somerset, Formerly: Towne Village of The Country, Section Six of record in Book 6900, Pages 690 and 691, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Andrea L. Pigue by deed from John W. Underwood and wife, Doris G. Underwood, dated September 5, 2008, recorded September 15, 2008, of record in Instrument No. 20080915-0093969, Register's Office for Davidson County, Tennessee. The said Andrea L. Pigue having since married on 5/1/2015 and is now known as Andrea L. Griffin.

John M. Griffin, spouse of Andrea L. Griffin, joins in the execution of this instrument to convey his marital interest, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1220 Huntingboro Court, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Karen Johnson Davidson County
Batch# 389671 DEEDWARR
04/22/2020 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $830.95
20200422-0042250

WITNESS my hand this 20th day of April, 2020.

Andrea L. Griffin

John M. Griffin

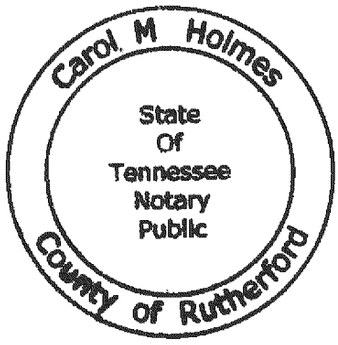
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Andrea L. Griffin and John M. Griffin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 20th day of April, 2020.

Carol M Holmes
Notary Public

My Commission expires: 2/19/24



True Copy of Certification

I, Bonnie Curry, do hereby make oath that I am a licensed attorney and/or 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 executed and authenticated according to law.

Bonnie Curry

State of Tennessee

County of Williamson

Personally appeared before me, Carol M. Holmes, a notary public for this county and state, Bonnie Curry, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Carol M. Holmes, Notary Public 2/19/24

My commission expires on 3/31/20 CMH

