THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200527434

Karen Johnson Davidson County
Batch# 433734 **DEEDWARR**
07/09/2020 12:39:42 PM 2 pgs
Fees: $13.00 Taxes: $3,182.00

20200709-0074689

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $860,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of June, 2020.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-08-2022

WARRANTY DEED

Address New Owner: William J. Griffin and Allison O. Griffin 1401 Beechwood Avenue Nashville TN 37212	Send Tax Bills To: NEW OWNER	Tax Information: Tax Parcel ID No. 118 01 0 010.00

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, **Joseph L. Rife and Mireille M. Lee, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William J. Griffin and Allison O. Griffin, 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 the Easterly half of Lot Number 95 on the Plan of Belmont Land Company's Plan of Lots called Belmont Heights, of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee.

Said part of Lot Number 95 fronts 50.00 feet on the Southerly side of Beechwood Avenue and runs back between parallel lines 188.0 feet to an alley.

Being the same property conveyed to Joseph L. Rife and Mireille M. Lee, husband and wife, by Warranty Deed from Larry Churchill and wife, Sande Churchill, of record in Instrument No. 20090625-0059013, in the Register's Office of Davidson County, Tennessee, dated June 19, 2009 and recorded on June 25, 2009.

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.

Taxes for the year 2020 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Belmont Land Company's Plan of Lots called Belmont Heights, as recorded in Plat Book 421, Page(s) 34.

This is improved property located at 1401 Beechwood Avenue Nashville TN 37212

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 30th day of June, 2020.

Joseph L. Rife

Mireille M. Lee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph L. Rife and Mireille M. Lee, 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 30th day of June, 2020.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022