Karen Johnson Davidson County
Batch# 481339 DEEDWARR
09/23/2020 09:57:25 AM 2 pgs
Fees: $13.00 Taxes: $1,350.50
20200923-0109095

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 01-08-2024
(AFFIX SEAL)

R. L. MOORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
William L. Fitts and Hannah V. Fitts	New Owner	Parcel ID: 172 03 0B 053.00
(NAME)	(NAME)	
605 Magnolia Ln		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **B. Alicia Griffin, Trustee, or her successor in trust, under the B. Alicia Griffin Trust dated July 18, 2002**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **William L. Fitts and Hannah V. Fitts, Husband and Wife** hereinafter called the Grantees, their heirs 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. 53 on the Plan of The Woodlands, Phase 2 of record in Plat Book 6900, Page 635, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bertha Alicia Griffin, unmarried, by Warranty Deed from Shannan Parker, of record in Instrument No. 20161221-0134410, in the Register's Office of Davidson County, Tennessee, dated December 19, 2016, and recorded on December 21, 2016, AND;

FURTHER being the same property conveyed to B. Alicia Griffin, Trustee, or her successor in trust, under the B. Alicia Griffin Living Trust dated July 18, 2002, by Quitclaim Deed from Bertha Alicia Griffin, unmarried, of record in Instrument No. 20190911-0091769, in the Register's Office of Davidson County, Tennessee, dated September 09, 2019, and recorded on September 11, 2019.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 605 Magnolia Ln, Nashville, TN 37211

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

Witness our hands this 4 day of September, 2020

B. Alicia Griffin, Trustee, or her successor in trust,
under the B. Alicia Griffin Living Trust dated July 18, 2002

BY: B. Alicia Griffin, Trustee
B. Alicia Griffin

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named B. Alicia Griffin, Trustee, or her successor in trust, under the B. Alicia Griffin Trust dated July 18, 2002, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of September, 2020.

Notary Public

My Commission Expires: 7-17-24

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY