WARRANTY DEED

Karen Johnson Davidson County
Batch# 531287 DEEDWARR
12/11/2020 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $5,494.50
20201211-0145748

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,485,000.00.

Bryan W Stone
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF DECEMBER, 2020.

Kelsey Pitman
Notary Public

MY COMMISSION EXPIRES: 09/21/2024
(AFFIX SEAL)

KELSEY PITMAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Bryan Stone and Cynthia Stone 2908 Tyne Blvd Nashville, TN 37215	NEW OWNER	130-15-0-031.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Benjamin D. Griffin and wife, Katherine P. Griffin**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Bryan Stone and Cynthia Stone, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in the 7th formerly the 11th Civil District of Davidson County, Tennessee, being part of Lot No. 13 on the plat of Carter and King Lands, as of record in Plat Book 57, Page 99, Register's Office for said County, being part of Lot No. 32 of Block "A" on the unrecorded subdivision of Tyne Meade, Section No. 2, described according to a survey made by Z. J. Wilkinson, Surveyor, as follows:

Beginning on the easterly margin of Lynwood Boulevard, at the corner of Lot Nos. 31 and 32; thence with said Boulevard, southwardly 190 feet to the beginning of a curve; thence around said curve, in a southeasterly direction, 69.8 feet to the northerly margin of Tyne Road; thence with said Road, eastwardly 100 feet to the corner of Lot Nos. 32 and 33; thence with the line between said two lots, northeastwardly 140 feet; thence northwestwardly 145 feet, more or less, to the line between Lot Nos. 31 and 32; thence with the line between said two lots, westwardly 200 feet to the beginning.

Being the same property conveyed to Benjamin D. Griffin and wife, Katherine P. Griffin by Warranty Deed from Christopher Burch and wife, Carey N. Burch, dated 06/14/2011 and recorded 06/15/2011, of record in Instrument 201106150045773, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 2908 Tyne Blvd, Nashville, TN 37215

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 my/our hand(s) this the 7th day of December, 2020.

Benjamin D. Griffin

Katherine P. Griffin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

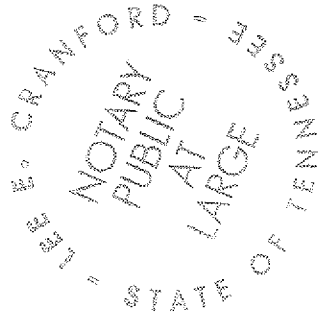
Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Benjamin D. Griffin and Katherine P. Griffin with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 7th of December, 2020.

Notary Public

My Commission Expires: 11/6/2023

(SEAL)



True Copy Certification

I, Kristi McCoy, 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 Tennessee

County of Wilson

Personally appeared before me, Kelsey Pitman, a notary public for this county and state, Kristi McCoy 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: 09/21/2024

