THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210132784** Karen Johnson Davidson County Batch# 576254 **DEEDWARR** 02/24/2021 09:19:11 AM 2 pgs Fees: $13.00 Taxes: $4,625.00 20210224-0022703	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,250,000.00. Affiant Subscribed and sworn to before me, this 19th day of February, 2021. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2021

WARRANTY DEED

Address New Owner: Craig Ray Louer, Jr. and Ericka Lauren Louer 1814 Beechwood Avenue Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-16-0-226.00

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, **William J. Griffin and Allison O. Griffin, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Craig Ray Louer, Jr. and Ericka Lauren Louer, 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 Lot No. 213, as shown on the map entitled Belmont Land Co's Plan, of record in Plat Book 421, page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to WILLIAM J. GRIFFIN and ALLISON C. OLDACRE, HUSBAND AND WIFE, by deed from CULLEN F. ROBERTS and KERRY BOYLE ROBERTS, HUSBAND AND WIFE, of record in Instrument No. 20160908-0094386 , dated September 7, 2016 , said Register's Office.

Allison C. Oldacre having since married and is now known as Allison O. Griffin.

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 2021 and subsequent years for Map-Par. 104-16-0-226.00.

Matters shown on the Plan of record in Plat Book 421, page 34, said Register's Office.

This is improved property located at 1814 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 19th day of February, 2021.

William J. Griffin

Allison O. Griffin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William J. Griffin and Allison O. Griffin, 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 19th day of February, 2021.

Notary Public

My Commission Expires: _____

