Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 823753 **DEEDWARR**
03/17/2022 02:36:08 PM 3 pgs
Fees: $18.00 Taxes: $4,532.50

20220317-0031309

Y-BMR-22-210

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 6, 2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Elton Dill	**NEW OWNER**	
(NAME)	(NAME)	**117-13-0B-116.00-CO**
210 Kensington Park		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RUTH C. MCGRIFF, TRUSTEE OF THE MCGRIFF JOINT REVOCABLE LIVING TRUST AGREEMENT U/A/D OCT 02, 2000 AND RUTH C. MCGRIFF TRUSTEE OF THE RUTH C. MCGRIFF REVOCABLE SURVIVORS TRUST DATED OCTOBER 2, 2000 AND RUTH C. MCGRIFF, TRUSTEE OF THE JAMES E. MCGRIFF, M.D. IRREVOCABLE DECEDENT'S TRUST DATED DECEMBER 5, 2018,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN ELTON DILL,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 210 on the Plan of Phase One of Abbottsford, a Planned Unit Development, of record in Book 6250, pages 419 through 421, inclusive, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to James E. McGriff, and wife, Ruth C. McGriff by Warranty deed from David W. Rechter and wife, Suzanne T. Schriver of record in Book 9298, page 318, Register's Office for Davidson County, Tennessee, dated March 31, 1994 and recorded on April 4, 1994.

Being the same property conveyed to James E. McGriff, M.D. and wife, Ruth C. McGriff, Trustees of The McGriff Joint Revocable Living Trust Agreement U/A/D Oct 02, 2000 by Quitclaim deed from James E. McGriff, and Ruth C. McGriff, Individually of record in Instrument No. 20010213-0013700 Register's Office for Davidson County, Tennessee, dated October 02, 2000 and recorded on February 13, 2001

The said James E. McGriff, M.D. having since died on December 5, 2018. Title to the said property having vested at his death in Ruth C. McGriff Trustee of the Ruth C. Mcgriff Revocable Survivors Trust dated October 2, 2000 and Ruth C. McGriff, Trustee of the James E. McGriff, M.D. Irrevocable Decedent's Trust dated December 5, 2018 according to the provisions set forth in The McGriff Joint Revocable Living Trust Agreement U/A/D Oct 02, 2000."

This conveyance is subject to:
- Taxes for the year 2022.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Pages 419, 420 and 421, amended in Book 6771, Page 683 and Corrected in Book 6800, Page 164 and Plat Book 6250, Page 418, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8106, Page 1, amended in Book 10458, Page 810, Instrument No. 20010330-0030930, Instrument No. 20010502-0045152, Instrument No. 20010514-0049648, Instrument No. 20131218-0127945, Instrument No. 20131218-0127946, Instrument No. 20150511-0042928, Instrument No. 20160523-0051264 and Instrument No. 20160523-0051266, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 8106, Page 20, amended in Book 8627, Page 254, Book 9381, Page 876, Instrument No. 20131218-0127949, Instrument No. 20160523-0051265, in the Register's Office for Davidson

County, Tennessee.
• Homeowners Association Parking Rules of record in Instrument Number 20140307-0019563, in the Register's Office for Davidson County, Tennessee.
• Grant of Easement of record in Book 5128, Page 953, in the Register's Office for Davidson County, Tennessee.
• Restrictions of record in Book 6478, Page 177, Book 6530, Page 242, Book 6537, Page 302, Book 6576,Page 509 and Book 6578, Page 303, in the Register's Office for Davidson County, Tennessee.
• Quitclaim Deed of common areas to Homeowners Association of record in Instrument Number 20041214-0148658, in the Register's Office for Davidson County, Tennessee.
• Storm Water Detention Agreement of record in Book 6555, Page 328 and Instrument No. 20010425-0040838, in the Register's Office for Davidson County, Tennessee.
• Easement to Nashville Gas Co. of record in Book 7272, Page 746, in the Register's Office for Davidson County, Tennessee.
• Charter for Homeowners Association of record in Book 6548, Page 213, in the Register's Office for Davidson County, Tennessee.
• Water Line Easement of record in Book 1037, Page 572 and Book 1266, Page 690, in the Register's Office for Davidson County, Tennessee.
• Easement for Maintaining Wall of record in Book 9421, Page 147, in the Register's Office for Davidson County, Tennessee.
• Homeowners Association Leasing Rules of record in Instrument Number 20140408-0029142, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **210 Kensington Park, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 14 DAY OF MARCH, 2022.

The McGriff Joint Revocable Living Trust Agreement U/A/D Oct 02, 2000

BY: _____
Ruth C. McGriff
Trustee

Ruth C. McGriff Trustee of the Ruth C. Mcgriff Revocable Survivors Trust dated October 2, 2000

BY: _____
Ruth C. McGriff
Trustee

Ruth C. McGriff, Trustee of the James E. McGriff, M.D. Irrevocable Decedent's Trust dated December 5, 2018

BY: _____
Ruth C. McGriff
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ruth C. McGriff, Trustee** of **The McGriff Joint Revocable Living Trust Agreement U/A/D Oct 02, 2000** and the **Ruth C. Mcgriff Revocable Survivors Trust dated October 2, 2000**, and **The James E. McGriff, M.D. Irrevocable Decedent's Trust dated December 5, 2018**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 14th day of March, 2022.

_____
Notary Public

My Commission Expires:

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212