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

CRT File No. 220541069

Karen Johnson Davidson County
Batch# 864287 DEEDWARR
05/27/2022 11:13:55 AM 2 pgs
Fees: $13.00 Taxes: $3,437.30
20220527-0061805

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $929,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of May, 2022.

LYDIA H. WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 9, 2022

Notary Public
My Commission Expires: 7/9/22

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Holly A. Williams and Christopher G. Coleman 224 Harding Place Nashville TN 37205	New Owner	Tax Parcel ID No. 130 01 0 130.00

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, **Mark C. Griffin and Emily N. Griffin, Trustees of the Griffin Family Trust, Under Trust Instrument Dated 11/24/2003** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Holly A. Williams and Christopher G. Coleman, wife and husband**, ("Grantees"), its 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. 30, on the Map of Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Plat Book 421, Pages 94 and 95, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Mark C. Griffin and Emily N. Griffin, Trustees of the Griffin Family Trust, Under Trust Instrument Dated 11/24/2003, by Warranty Deed from Marisa Adair and husband, William Adair, of record in Instrument No. 20120523-0044539, in the Register's Office of Davidson County, Tennessee, dated May 21, 2012 and recorded on May 23, 2012.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Map of Bransford Realty Company's Belle Meade Golf Links Subdivision, as recorded in Plat Book 421, Page(s) 94 and 95 .

Easement for Common Driveway, recorded in Book 8229, Page 213.

This is improved property located at 224 Harding Place Nashville TN 37205

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 24th day of May, 2022.

The Griffin Family Trust, Under Trust Instrument Dated 11/24/2003

By: Mark C. Griffin, Trustee

By: Emily N. Griffin, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark C. Griffin and Emily N. Griffin with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of the Griffin Family Trust, Under Trust Instrument Dated 11/24/2003, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 24th day of May, 2022.

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025