WARRANTY DEED

TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,000.00

Robert E Graham, III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MARCH, 2001.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 3/23/02

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 04/03/01 15:42 2pgs
Fees:11.00 Taxes:196.10
20010403-0032370

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E. Graham III	Robert E. Graham III	Map 75-8
(NAME) 133 Brooke Castle Drive	(NAME) same.	Group A
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	Parcel 38
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LEROY GRACE, JR., married AND CARL E. GRACE, married

, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ROBERT E. GRAHAM, III, A SINGLE PERSON

, 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:

Being Unit No. 38 on the Condominium Plat of Brooke Castle, as of record in Plat Book 6250, Page 627 and amended in Book 6680, Page 905 and re-recorded in Book 6727, Page 762, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to LeRoy Grace Sr. by deed from Barbara Jean Grace Grogan (formerly Barbara Jean Grace) and husband Costello Grogan of record in Deed Book 8500, page 164, Register's Office for said County. The said LeRoy Grace, Sr. having since deceased leaving said property to his children, LeRoy Grace, Jr. and Carl E. Grace.

This conveyance is subject to Restrictive Covenants of record in Deed Book 6519, page 747, Register's Office for said County.

This conveyance is subject to easements of record in Book 4106, page 812; Book 4106, page 816; Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 133 Brooke Castle Drive, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 27th day of March, 2001.

LeRoy Grace Jr.

Carl E. Grace

STATE OF TENNESSEE
County of Wilson

Personally appeared before me the undersigned ,a Notary Public in and for said County and State, the within named Leroy Grace, Jr. and Carl E. Grace the bargainor _, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of March, 2001.

My Commission Expires 3/23/02

Notary Public

TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

File Number2103327

RETURN TO:
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Mt. Juliet, Tennessee 37122