Davidson County DEEDWARR
Recvd: 01/13/04 13:41 2pgs
Fees:13.00 Taxes:462.50

20040113-0005350

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Roland L. Grauman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JANUARY, 2004.

My Commission Expires Jan. 25, 2006

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roland L. Grauman	Mortgage Investors Group, L.P.	Map 61-06
(NAME) 4403 Saunders Avenue	(NAME) 8320 E. Walker Springs Lane	Parcel 17.00
(ADDRESS) Nashville, TN 37216	(ADDRESS) Knoxville Tennessee 37923	
(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, Millard S. Wynn and Wife, Robbie G. Wynn , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roland L. Grauman and Bonnie J. Grauman, Husband and Wife , 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 Lot No. 105, Section 1, Gra-Mar Acres, as shown by plat of record in Plat Book 2133, page 27, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Millard S. Wynn and wife, Robbie G. Wynn, by Deed from Robert T. Stephenson and wife, Julie M. Stephenson, dated February 12, 1986, filed for record on March 3, 1986 in Deed Book 6793, Page 910, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Millard S. Wynn and Wife, Robbie G. Wynn by deed from Robert T. Stephenson and wife Julie M. Stephenson of record in Deed Book 6793, page 910, Register's Office for said County.

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

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4403 Saunders Avenue, Nashville, TN 37216

(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 9th day of January, 2004.

Millard S. Wynn

Robbie G. Wynn

STATE of Tennessee
COUNTY of Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Millard S. Wynn and Wife, Robbie G. Wynn the bargainor 5, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 1/9/2004

My Commission Expires:_____

Notary Public

My Commission Expires Jan. 25, 2006

File Number24010025
RETURN TO:
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Mt. Juliet, Tennessee 37122