WARRANTY DEED

STATE OF TN
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$342,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES: March 4, 2007

(AFFIX SEAL)

KANDACE N. TOMES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 06/30/04 13:42 3pgs
Fees:18.00 Taxes:1265.40

20040630-0077821

THIS INSTRUMENT WAS PREPARED BY
Lenders Title & Escrow, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth D. Graves	Kenneth D. Graves	83-9-107
(NAME)	(NAME)	
1310 Forrest Avenue	1310 Forrest Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(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, Lashlee Rutherford n/k/a Lashlee Garafola, a married person, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Kenneth D. Graves, an unmarried person and Jeoffrey S. Yeager, 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. :

SEE EXHIBIT A

Being Lot No. XX on the plan of XXXX Addition, Block No. XX, as of record in Book 161, page 74, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth D. Graves and Jeoffrey S. Yeager by Deed from Lashlee Rutherford, dated XXXX and of record in Instrument No. XXXXXXXX, Register's Office for Davidson County, Tennessee.

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) Any and all matters as shown on the plan of record in Book 161, page 74 Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1310 Forrest Avenue, Nashville, TN 37206

(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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 18th day of June, 2004.

X Lashlee Rutherford n/k/a Lashlee Garafola

Lashlee Rutherford n/k/a Lashlee Garafola

X Michael Garafola

STATE OF TN

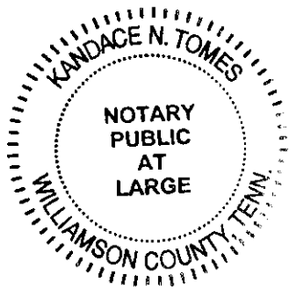
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Lashlee Rutherford n/k/a Lashlee Garafola, a married person with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 18th day of June, 2004.

Commission expires: March 4, 2007

Kandace Tomes Notary Public



A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 17, Block No. 2 on the Plan of Andrew Allison Addition, of record in Book 161, page 74, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Lashlee Rutherford, unmarried, by virtue of a Warranty Deed dated April 1, 2003, from Barbara N. Fileti, unmarried, of record as Instrument No. 20030416-0050679, Register's Office for Davidson County, Tennessee. Lashlee Rutherford is now known as Lashlee Garafola, having married Michael Garafola. Michael Garafola joins in the execution of this document to convey any/all marital interest he may have in said property.