WARRANTY DEED

2004-1258

RETURN TO: 1639

Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 07/28/04 12:57 1pgs
Fees:13.00 Taxes:511.71

20040728-0090325

STATE OF TENNESSEE
COUNTY OF

...ONSIDERATION OR VALUE, WHICHEVER IS ...TRANSFER IS $138,300.00

Affiant

...D AND ...RN TO BEFORE ME, THIS THE 22ND DA... OF JULY, ...

Notary Public

...COMMISSION EXPIRES: February 28, 2005.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MY COMMISSION EXPIRES SEPTEMBER 24, 2006
TENNESSEE TITLE & TRUST, INC.
P. O. Box 1826, Hendersonville, TN 37077-1826

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Geraldine Graham	GERALDINE GRAHAM	53-14-A-14. CO GSD 00211
(NAME)	(NAME)	
712 Comanche Court	712 COMANCHE COURT	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	MADISON, TN 37115	
(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, ***Michael R. Stokes***, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ***Geraldine Graham,*** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN SUMNER COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, and described as follows: Being Lot No. 14 on the Final Plat of The Woods at Neeley's Bend, Phase I, as of record in Book 9700 at page 928, and revised in Book 9700 at page 997, Register's Office of Davidson county, Tennessee, to which plat reference is hereby made fore a more complete and accurate description of said lot

Being part of the same property conveyed to Michael R. Stokes by deed of record in Book 11127 at page 905, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2004 and thereafter and easements, restrictions, By-Laws and Charter of Homeowner's Association, of record.

unimproved ☐

This is improved ☒ property, known as 712 Comanche Court, Madison, TN 37115

(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 hand this 22nd day of July, 2004.

Michael R. Stokes

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified,), the within named bargainor/s, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the foregoing instrument for the purposes therein contained.

Michael R. Stokes

Witness my hand and seal at Nashville, Tennessee, this 21st day of July, 2004.

Notary Public

My Commission Expires 2/28/05

seal

DORIS M. FREEMAN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.