WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/30/05 15:58 2 pgs
Fees:13.00 Taxes:758.50

20050630-0075693

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

NOTARY PUBLIC AT LARGE 5-14-08 ANDREW P. GRAHAM WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY:
U.S. Title Partners, Inc., 7101 Executive Center Drive, Suite #122 Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew B. Graham	Countrywide Home Loans, Inc.	103-14-40
(NAME)	(NAME)	
65 Brookwood Terrace	750 Old Hickory Blvd, Suite #180	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Brentwood, TN 37207	
(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, Charles A. Graham and wife, Suzanne B. Graham, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew B. Graham, 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:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Hillwood Terrace, Section 2, as of record in Plat Book 3300, page 73, Register's Office for said County.

Said Lot No. 41 fronts 95 feet on the southerly side of Brookwood Terrace and runs back on the easterly line 209.5 feet and on the westerly line 212.2 feet, to a line in the rear on which it measurers 95.1 feet.

Being the same property conveyed to Charles A. Graham and wife, Suzanne B. Graham by deed from Catherine Nolen, Trustee of the Estate of Rita A. Roskin, dated April 28, 1998, of record in Book 10907, page 637, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐

This is improved ☒ property, known as 65 Brookwood Terrace, Nashville, TN 37205

(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 our hands this 20th day of June, 2005.

Charles A. Graham
Charles A. Graham

Suzanne B. Graham
Suzanne B. Graham

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 Charles A. Graham and wife, Suzanne B. Graham the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and whom acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 20th day of June, 2005.

Commission expires:
5-4-08



Notary Public