# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,582.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2005.

Notary Public

MY COMMISSION EXPIRES: 11/25/07
(AFFIX SEAL)

SONYA M. BRANHAM NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Paul M. Graden | America's Wholesale Lender | 16-00-268 |
| (NAME) | (NAME) | |
| 7130 Lama Terra Drive | 750 Old Hickory Blvd. | |
| (ADDRESS) | (ADDRESS) | |
| Goodlettsville, TN 37072 | Brentwood, TN 37027 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File |

Davidson County DEEDWARR
Recvd: 08/03/05 11:09 2 pgs
Fees:13.00 Taxes:912.35

20050803-0090934

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, Phillip W. Dickens and wife, Peggy L. Dickens**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Paul M. Graden and Sharon A. Graden, 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. :

**SEE ATTACHED EXHIBIT A**

unimproved ☐

This is improved ☒ property, known as 7130 Lama Terra Drive, Goodlettsville, TN 37072

(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 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 our hands this 29th day of July, 2005.

Phillip W. Dickens

Peggy L. Dickens

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Phillip W. Dickens and wife, Peggy L. Dickens, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Phillip W. Dickens and wife, Peggy L. Dickens executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Springfield, Tennessee this 29th day of July, 2005.

Commission expires: 11/25/07

SONYA M. BRANHAM NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Notary Public

**EXHIBIT A**

Land in the Second Civil District of Davidson County, Tennessee, as described according to a survey by M & K, Inc., Engineers and Surveyors, Job No. 1245, dated May 24, 1984 as follows:

Being part of Tract 3 on said survey and beginning at a point in the northerly west corner of Lot 56 on the Plan of Lama Terra, Section One, of record in Plat Book 4860, Page 33, R.O.D.C., Tennessee, said point being in the Southeasterly margin of Lama Terra Drive; thence, following the southerly margin of said drive, along a curve to the right having a radius of 415.53 feet a distance of 284.35 feet to a point; thence, with a curve to the left having a radius of 540.95 feet, a distance of 56.80 feet to an iron pin; said point being the Northwest corner of Lot No. 22 on the Plan of Ridgeview Estates, Section Two, Phase 1 as of record in Plat Book 6900, page 181, RODC, Tennessee, thence along the Westerly line of said Ridgeview Estates, Section Two, Phase 1, South 42 degrees 14 minutes 14 seconds East 537.23 feet to a point; thence along a new line severing original Tract 3, South 60 degrees 12 minutes 31 seconds West 372.27 feet to a point; said point being located in the East line of Lot No. 58 on the Plan of Lama Terra, Section One; thence along the East lines of Lots 58, 57 and 56 as follows, North 56 degrees 69 minutes West 213.95 feet; thence, North 35 degrees 31 minutes West 109.53 feet; thence North 11 degrees 17 minutes East, 110.37 feet; thence, North 37 degrees 14 minutes West, 229.60 feet, to the point of beginning.

BEING all of the same property conveyed to Phillip W. Dickens and wife, Peggy L. Dickens by Warranty Deed from Larry C. Wynas and wife, T. Renee Wynas, dated December 29, 1995 of record in Book 9919, Page 281, Register's Office for Davidson County, Tennessee.