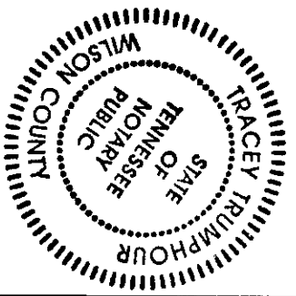
File No. 260801184

WARRANTY DEED



STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: 11-28-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 09/01/06 10:53 2 pgs
Fees:13.00 Taxes:518.00
20060901-0108266

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark R. Gragg	Nationwide Advantage Mortgage Company	1904415021300
(NAME) 901 Jones Street	(NAME) 4546 Corporate Drive, Suite 100	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) West Des Moines, IA 50266	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Mary Inez McCain Roeser, sole heir, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark R. Gragg and wife, Shoshaunna Gragg, HEREINAFTER CALLED THE GRANTEE(S), 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. 216 of Section A on the plan of E. I. duPone de Nemours and Company's Subdivision, as shown of record in Book 1424, Page 68, of the Register's Office of Davidson County, Tennessee, described as follows: Beginning on the easterly margin of Jones Street, at the corner of lot nos. 216 and 217; thence with the line between said lots, eastwardly 88.4 feet to the corner of lots nos. 210, 211, 216 and 217; thence with the line between lot nos. 210 and 216, northwardly 58.6 feet to the southerly margin of Ninth Street; thence with the southerly margin of said street, westward 78.6 feet to the beginning of a curve; thence around said curve, with radius of 10 feet, to the easterly margin of Jones Street; thence with the easterly margin of said street, southwardly 48.6 feet to the beginning.

Being the same property conveyed to Wallace D. McCain and wife, Ednette White McCain by deed from J. C. Childress and wife, Eula B. Childress, of record in Deed Book 1787, page 465, Register's Office for said County. The said Wallace D. McCain having since died 9/18/1990. The said Ednette White McCain having since died 10/26/2005. Mary Inez McCain Roeser as sole heir to property by Last Will & Testament.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements 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 901 Jones Street, Old Hickory, TN 37138
(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 GRANTEE(S), Their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 31st day of August, 2006.

Mary Inez McCain Roeser, sole heir

STATE OF TN

COUNTY OF WILSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Mary Inez McCain Roeser with whom I am personally acquainted and who upon her oath acknowledged herself to be the sole heir of The Estate of Ednett White McCain the within named bargainer, a Estate, and that, Mary Inez McCain Roeser as such sole heir, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Mary Inez McCain Roeser as such sole heir.

Witness my hand at office this 31st day of August, 2006.

Commission expires: 11-28-09

Notary Public

File Number: 260801184

RETURN TO:

Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

