File No. 260801758

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/04/06 13:05 2 pgs
Fees:13.00 Taxes:1554.00

20061004-0123104

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF SEPTEMBER, 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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trojan Labor of Nashville, LLC, D/B/A Trojan Labor	Same	051-08-0-129.00
(NAME)	(NAME)	
2174 Gordan Crossing		
(ADDRESS)	(ADDRESS)	
Gallatin, TN. 37066		
(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, **HJL, L. P.**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Scotty Graves and Jolene Graves, husband and wife**, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot Nos. 7 and 8 on the Map of Due West Montague of Tract No. 1, of record in Book 547, Page 115, Register's Office for Davidson County, Tennessee.

Said Lot. No. 7 fronts 100 feet on the northerly side of Belle Camp Highway and runs back between lines 214 feet on the easterly line and 215 feet on the westerly line, to a dead line in the rear, on which it measures 90 feet.

Said Lot No. 8 fronts 100 feet on the northerly side of Belle Camp Highway and runs back between lines 215 feet on the easterly sideline and 217 feet on the westerly line to the south line of Lot. 3, on which it measures 77 feet.
As of record in Plat Book 547, Page 115, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Hoyte Eakes, his heirs and assigns, by deed from Beverly Briley, Trustee, of record in Deed Book 5189, page 463, and filed for record on August 29, 1977, and further conveyed to HJL, L.P. by Quitclaim deed from Luther Hoyte Eakes and wife, Jane B. Eakes, of record in Deed Book 9194, Page 887, and filed for record on December 21, 1993, Register's Office for said County.

Subject to all matters as set forth per Plat Book 547, Page 115, Register's Office of said County.

Easement as shown of record in Deed Book 3339, Page 561, Register's Office for said County.

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 107 Due West Avenue, Madison, TN 37155
AKA 107 East Due West Avenue, Madison, TN 37155
(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), 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), 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 22nd day of September, 2006.

HJL, L.P.

By: J. Eakes

J. Eakes, General Parther

STATE OF TENNESSEE

COUNTY OF WILSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared J. Eakes with whom I am personally acquainted and who upon her oath acknowledged herself to be the General Partner of HJL, LP the within named bargainer, a corporation, and that, she as such General Partner, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself as such General Partner.

Witness my hand at office this 22nd day of September, 2006.

Commission expires: 11-28-09

Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 260801758

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