(2)

WARRANTY DEED

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 3-6-07
(AFFIX SEAL)

PLEASE RETURN TO:
SUPERIOR TITLE CO. INC.
110 CUDE LANE
MADISON, TN 37115

THIS INSTRUMENT WAS PREPARED BY
Superior Title Company, Inc., 110 Cude Lane, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathy Darlene Maynard	Kathy Darlene Maynard	119-5-246
(NAME)	(NAME)	
5917 New Hope Court	5917 New Hope Court	Davidson County DEEDWARR Recvd: 10/18/06 11:19 2 pg Fees:13.00 Taxes:74.00 20061018-0129305
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No: 10160440

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, Harold Dean Graves and wife, Evelyn Graves, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kathy Darlene Maynard, married Douglas G. Maynard, married, 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:

Lying and being in Davidson County, Tennessee, described as follows:

Being lot number 145 on the Map of the Subdivision of certain lots in Cumberland Nurseries Plan, as of record in Book 332, Page 148, Register's Office of Davidson County, Tennessee.

Property commonly known as 108 Lutie Street, Nashville, Tennessee.

Being the same property conveyed to Harold Dean Graves and wife, Evelyn Graves by Deed from Harold Dean Graves and wife Evelyn Graves, executed September 20, 2004 and filed of record at Instrument no. 20040920-0112760, Register's Office of Davidson County, Tennessee. Also being part of the same property conveyed to Harold Dean Graves and wife, Evelyn Graves by Deed from Jerome L. Rosenblum, an unmarried man, executed May 15, 1961 and filed of record in Book 3225, Page 359, said Register's Office.

Davidson County Taxes for the year 2006 to be paid by Buyer.

unimproved ☐

This is improved ☒ property, known as 108 Lutie Street, Nashville, TN 37186

(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 17th day of October, 2006.

Harold Dean Graves

Evelyn Graves

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Grantors with whom I am personally acquainted or proven to me on the basis of satisfactory evidence to have executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee this 17th day of October, 2006.

Commission expires: 9-13-08

Ernestine Noell

Notary Public

