Davidson County DEEDWARR
Recvd: 12/08/06 13:20 3 pgs
Fees:18.00 Taxes:407.00

20061208-0152038

This Instrument Prepared By and
[redacted]
Kerry L. Prisock
TN Bar No. 013032
Richmond Title Services, LP.
2901 N. Dallas Parkway, Suite 100
Plano, Texas 75093
GF #1045716

3523736

Recording Requested by &
When Recorded Return To:
US Recordings, Inc.
2925 Country Drive Ste 201
St. Paul, MN 55117

WARRANTY DEED

(3)

THIS INDENTURE, made and entered into as of the 15th day of November, 2006, by and between **Robert Todd Davis, an unmarried person**, hereinafter "Grantor" and **John R. Graham**, ☐ married ☒ unmarried, hereinafter "Grantee".

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the Grantor does hereby bargain, sell, convey and warrant unto Grantee, all right, title and interest in and to the following described real estate, situated in the City of Nashville, County of Davidson, State of Tennessee and being more particularly described as:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plat of ELM HILL ACRES, SECTION NO. I, of record in Book 2331, Page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

The property is improved with an address of 2106 Elm Hill Pike, Nashville, Tennessee

Tax Parcel No.: 095-14-0-073-00

Being the same property of record in Book 9560, Page 518, Document No. 21761 in the Register's Office of Davidson County, Tennessee.

SUBJECT to all matters of record filed of record in the Recorder's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

RTD

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the day and year first above written.

Robert Todd Davis 11-15-06

Grantor
Robert Todd Davis

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Marie Milstein, Robert Todd Davis the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of November, 2006.

Marie Milstein (seal)
Notary Public Signature

Marie Milstein
Printed Name

My commission expires: 07/19/08

MARIE MILSTEIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires
July 19, 2008

STATE OF TENNESSEE

COUNTY OF Davidson

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $110,000.00.

Robert Todd Davis 11/15/06

Affiant
Robert Todd Davis

Subscribed and sworn to before me this the 15th day of November, 2006.

Marie Milstein

Notary Public Signature

(seal)

MARIE MILSTEIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008

Marie Milstein

Printed Name

My commission expires: 07/19/08

Grantor's Name, Address, phone:
Robert Todd Davis

Grantee's Name, Address, phone:
John R. Graham
2106 Elm Hill Pike
Nashville, Tennessee 37210

SEND TAX STATEMENTS TO GRANTEE

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

U35237136-06RD03
WARRANTY DEED
LOAN# 156725582
US Recordings