Box 8

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$800,000.00**

Lotus S. Graves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF FEBRUARY, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Evans M. Clements III	**FIRST HORIZON HOME LOAN CORPORATION**	**131-13-3**
(NAME)	(NAME)	
5380 Hillsboro Pike	**1555 West Walnut Hill Lane**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Irving, TX 75038**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Mary Jane Graves, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Evans M. Clements III and wife, Pamela J. Clements**, 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:

LAND in Davidson County, Tennessee being Lot No. 1 on the Plan of Mary Regan Green Subdivision, as of record in Plat Book 7900, page 758, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Mary Jane Graves by deed from Mary Regan Green, married of record in Book 11006, page 814, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
The Plan of Record in Book 7900, page 758 and property taxes for the current year

unimproved ☐

This is improved ☒ property, known as **5380 Hillsboro Pike, Nashville, TN 37215**

(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 my hand this 20th day of February, 2007.

Mary Jane Graves
Mary Jane Graves
By: Lotus S. Graves, Attorney in Fact
By: Lotus S. Graves, Attorney in Fact

Davidson County DEEDWARR
Recvd: 02/21/07 14:15 2 pg
Fees:13.00 Taxes:2960.00

20070221-0021592

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lotus S. Graves with whom I am personally acquainted, and who, upon her oath, acknowledged herself to be the Attorney-in-Fact for the within named Mary Jane Graves and being authorized to act on behalf of said persons she executed the foregoing instrument as her free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20TH DAY OF FEBRUARY, 2007.

Commission expires: 7/21/07



My Commission Expires JULY 21, 2007

Notary Public