WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/02/07 10:28 2 pgs
Fees:13.00 Taxes:3189.03

20070702-0078472

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $861,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires 8-25-2009

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Suzette Graham	**Suzette Graham**	**Map 10 054.09-0**
(NAME) **3207 Lake Shore Dr.**	(NAME) **3207 Lake Shore Dr.**	**Parcel 010.00**
(ADDRESS) **Old Hickory, TN 37138**	(ADDRESS) **Old Hickory, TN 37138**	
(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, **WILLIAM CARUTHERS and wife, LINDA CARUTHERS** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SUZETTE GRAHAM and STEVE HUFFMAN,** 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 in the City of Lakewood in the 4th Civil district of said county, and being the southerly portion of the westerly 100 feet of Lot No. 8 on the Plan of Life and Casualty Insurance Company's Subdivision of the Dabbs & Elliot property, known as DuPontonia, of record in Book 843, page56, Register's Office for Davidson County, Tennessee being described as follows:

Beginning at a point in the center of Pitts Avenue, 2636.7 feet east from 32nd Street, as measured along the center of Pitts Avenue, said point being also the common front corner of Lot Nos. 7 and 8 of said subdivision; thence with line between the said two lots, north 1deg. 41' east 432 feet, more or less, to the southwest corner of the property conveyed to the United States of America by deed from Julian A. Ramsey and wife, of record in Book 2196, page 310, said Register's Office; thence with the southerly line of the United States of America property, south 70 deg. 00' east, 184 feet to a point; thence south 2 deg. 10' west 397 feet, more or less, to the center of Pitts Avenue; thence with the center of Pitts Avenue, north 88 deg. 37' west, 100 feet to the point of beginning.

Being the same property conveyed to William Caruthers and wife, Linda Caruthers by Warranty Deed from Thomas E. Hamilton and wife, Jackie C. Hamilton of record as Instrument No. 20050329-0033440, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2007 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 843, page 56, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3207 Lake Shore Dr., 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 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 28th day of June, 2007.

William Caruthers

Linda Caruthers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, William Caruthers and wife, Linda Caruthers the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of June, 2007.

Commission expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009

Notary Public