WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $338,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN. Exp. 3/21/09

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard E. Goodrum	SAME	Map 142-16-C
(NAME)	(NAME)	
809 North Highlands Court		Parcel 9
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **NEAL GRAZIANO AND WIFE, SARAH GRAZIANO**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD E. GOODRUM, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 9 on the Final Plat of Devon Highlands, Phase 1, of record in Plat Book 7900, page 428, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Neal Graziano and wife, Sarah Graziano, by deed dated September 14, 2005 from Robert J. Gallup and wife, Patrice Gallup, of record in Instrument #20050914-0110824, said Register's Office.

This conveyance is subject to (a) 2007 real property taxes; (b) all matters appearing on the plan of record in Book 7900, page 428, said Register's Office; (c) restrictive covenants of record in Book 7517, page 289, Book 7517, page 367, Book 8180, page 222, Book 8712, pages 618 and 620, Book 8120, pages 402 and 485, Book 8180, page 230 and Book 8181, page 62, said Register's Office; (d) Bylaws of record in Book 8180, page 232, said Register's Office; (e) Utility easement of record in Book 2544, page 385, said Register's Office; (f) Water easements of record in Book 5459, page 54 and Book 5473, page 171, said Register's Office and (g) Transmission lines easement of record in Book 4594, page 658, said Register's Office.

Davidson County DEEDWARR
Recvd: 11/27/07 15:54 2 pgs
Fees:13.00 Taxes:1239.50
20071127-0137832

unimproved ☐

This is improved ☒ property, known as 809 North Highlands Court, Nashville, Tennessee 37221
(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 20th day of November, 2007.

Neal Graziano

Sarah Graziano

STATE OF MICHIGAN
COUNTY OF Vanburen County acting in Kalamazoo

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Neal Graziano and Sarah Graziano, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Portage (CITY), Michigan, this 20th day of November, 2007.

Commission expires: 10/24/11

Notary Public

(SEAL)

RYAN RARICK
Notary Public, State of Michigan
County of Vanburen
My Commission Expires Oct. 24, 2011
Acting in the County of Kalamazoo