File No. 280201337

**WARRANTY DEED**

Tammy McCauley State of Tennessee Notary Public Rutherford Co., TN

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MARCH, 2008

Notary Public

MY COMMISSION EXPIRES: . (AFFIX SEAL) 11-22-09

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title
Sidwell, Barrett, & Welch, PC
695 President Place, Suite 202
Smyrna, TN 37167

Davidson County DEEDWARR
Recvd: 04/02/08 14:01 2 pg
Fees:13.00 Taxes:636.40
20080402-0033200

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Amanda Zachry-Hill | Fifth Third Mortgage Company | Map & Parcel 173-15-0A-103.00CO |
| (NAME) 225 Claybrook Lane | (NAME) 5050 Kingsley Drive | |
| (ADDRESS) Antioch, TN 37013 | (ADDRESS) Cincinnati, OH 45263 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Mark W. Graves, Married**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Amanda Zachry-Hill, Married**, hereinafter called the grantee(s), Her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 103, Final Plat of MILL RUN SUBDIVISION, Phase 2 (Cluster Lot Development), as shown by plat of record in Instrument Number 20011009-0109754, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Mark W. Graves, Married by Deed dated November 27, 2002 from NVR, INC., a Virginia Corporation, Trading as Fox Ridge Homes of record in Instrument Number 20021204-0149433, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Deed Book 11675, page 472, Instrument Number 200002150015152, Instrument Number 200207010079016 and Instrument Number 200211210144876, and easements of record in Deed Book 3933, Page 359, Deed Book 10448, Page 1888, Instrument Number 200104050033586, Instrument Number 200104050033587 and Instrument Number 200110240116286, Register's Office for said County.

**Angela D. Graves joins in this conveyance to convey any and all rights she may have in this property.**

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 225 Claybrook Lane, Antioch, TN 37013
(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 GRANTEE(S), Her heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), Her 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/our hands this 28th day of March, 2008.

Mark W. Graves

Angela D. Graves

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Mark W. Graves and Angela D. Graves, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 28th day of March, 2008.

Commission expires: 11.22.09

Notary Public

Tammy McCauley
State of Tennessee Notary Public
Rutherford Co., TN

**File Number: 280201337**
**RETURN TO:**
Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167