WARRANTY DEED

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

BOX 10-A

ALISON L. RUTLEDGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $459,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2008.

Alison L. Rutledge
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Elton R. Graves	Elton R. Graves	Map 117-15
(NAME)	(NAME)	
1617 South Observatory Drive	1617 South Observatory Drive	Parcel 94
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(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, **C. SCOTT SAUNDERS AND CONRAD CAMP, CO-EXECUTORS OF THE ESTATE OF GEORGE WILLARD COLLINS,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELTON R. GRAVES, UNMARRIED,** 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. 23 on the Plan of Green Hills Subdivision, Section 1, of record in Plat Book 547, page 128, 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 George Willard Collins by Quitclaim Deed from C. Scott Saunders, Successor Trustee of the Ruth Morris Collins Trust Dated September 8, 2000 of record in Instrument #20070220-0020922, said Register's Office. George Willard Collins has since died. Carole Collins Demonbreun disclaimed the real estate devised under the Will of George Willard Collins probated December 19, 2007, of record in Docket No. 07P1981, Probate Clerk's Office for Davidson County, Tennessee. C. Scott Saunders and Conrad Camp are Co-Executors under the Will of George Willard Collins with full power of sale pursuant to the terms of said Will.

This conveyance is subject to (a) 2008 real property taxes; and (b) all matters appearing on the plan of record in Book 547, page 128, said Register's Office.

Davidson County DEEDWARR
Recvd: 07/01/08 13:13 2 pgs
Fees:13.00 Taxes:1698.30

20080701-0067793

unimproved ☐

This is improved ☒ property, known as 1617 South Observatory Drive, 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 our hands this 30th day of June, 2008.

C. Scott Saunders, Co-Executor

Conrad Camp, Co-Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named C. Scott Saunders and Conrad Camp, as Co-Executor of the Estate of George Willard Collins, 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 Nashville, Tennessee this 30th day of June, 2008.

Commission expires:

JOHN GREGORY HARDEMAN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public