File No. 290501153

WARRANTY DEED

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON CO. TN

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES: 11.28.09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 06/09/09 08:06 3 pgs
Fees:18.00 Taxes:444.00
20090609-0053206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lucas Graves	First Tennessee Bank National Association	Map 084-16-0 Parcel 0138.00
(NAME)	(NAME)	
2606 Crump Drive	1 Mortgage Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Mount Laurel, NJ 08054	
(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, WE, **Eric T. Graves and wife, Lisa S. Graves**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto THEIR, **Lucas Graves, an unmarried man and Amber Dale, an unmarried woman**, hereinafter called the grantee(s), 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. 12 on the Plan of Crump Heights, as of record in Plat Book 1424, Page 144, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Eric T. Graves and wife, Lisa S. Graves by Warranty Deed from Charles E. Wright and wife, Sallie M. Wright of record in Instrument 20061017-0128580 on 10/13/2006 and filed for record on 10/17/2006, Register's Office for Davidson County, Tennessee.

This property is subject to: County of Davidson taxes for the year 2009 and subsequent years; All matters as set forth per Plat Book 1424, Page 144; all in the Register's Office for Davidson County, Tennessee.

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 2606 Crump Drive, Nashville, TN 37214
(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), their 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), 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/our hands this 5th day of June, 2009.

Eric T. Graves

Lisa S. Graves

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eric T. Graves and wife, Lisa S. 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 hey executed the within instrument for the purposes therein contained.

Witness my hand at office this 5th day of June, 2009.

Commission expires: 11.28.09

Notary Public

File Number: 290501153

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

Certificate of Authenticity

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry
Signature

State of Tennessee

County of Wilson

Personally appeared before me, Mandy Alsup, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mandy Alsup
Notary's Signature

My Commission Expires: 5-14-2011.

Notary's Seal (If on paper)

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.