File No. 290600194

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 $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH 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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric T. Graves	Eric T. Graves	Map 084-16-0-108.00
(NAME)	(NAME)	
2510 Park Drive	Same	
(ADDRESS)	(ADDRESS)	
Nashville, TN. 37214		
(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, **William Roy Startup Sr. and wife, Rebecca S. Startup**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Eric T. Graves and wife, Lisa S. Graves**, 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. 35 & 36 on the Map of Donelson Park Place, as of record in Plat Book 547, Page 73, 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 William Roy Startup, Sr. and wife, Rebecca S. Startup by Quitclaim Deed dated 04/16/2009 from David Kennedy, Jr., Trustee/William Roy Startup, Sr., Executor for the Estate of Neva Beckett Startup as recorded on 04/27/2009 in Instrument 20090427-0037535, Register's Office for Davidson County, Tennessee. See Case No. 09P-113 of record in Probate Court for Davidson County, Tennessee.

Also Being the same property conveyed to Edward C. Startup and wife, Neva Beckett Startup by Warranty Deed dated 03/12/1943 from W. A. Neal and wife, Aline H. Neal of record in Book 1290, page 39, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth on the plat of record in Plat Book 547, Page 73, Register's Office of said County.

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 2510 Park 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.

BILL GARRETT, Davidson County
Trans:T20090039935 DEEDWARR
Recvd: 06/16/09 10:08 2 pgs
Fees:13.00 Taxes:499.50
20090616-0055806

Witness my/our hands this 12th day of June, 2009.

William Roy Startup Sr.

Rebecca S. Startup

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 William Roy Startup Sr. and wife, Rebecca S. Startup 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 12th day of June, 2009.

Commission expires: 11.28.09

Notary Public

File Number: 290600194

RETURN TO:

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

