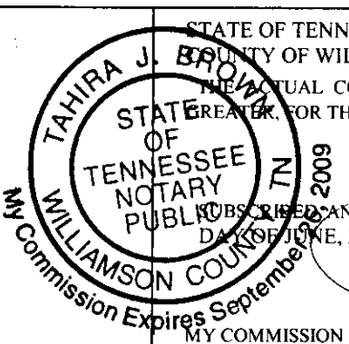
File No. 290600917

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090043171 DEEDWARR
Recvd: 06/29/09 10:55 2 pgs
Fees: 13.00 Taxes: 525.10

20090629-0060097



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,920.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES: 9/28/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Burl M. Graham, III	~~NEW OWNER~~ Bank of America	13614007600
(NAME)	(NAME)	
516 Bluewater Drive	P.O. Box 10219	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Van Nuys, CA 91410	
(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, Mary Lynne Smith, a married woman,*** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Burl M. Graham, III and wife, Deborah A. Graham,** hereinafter called the grantee(s), 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. 112 on the Plan of Section One, Castlegate, as of record in Plat Book 4460, Page 115, 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 Mary Lynne Smith, a married woman by Warranty Deed dated 3/17/2006 from Mary Lynne Smith, formerly known as Mary Lynne Cathey, a married woman, and joined by her spouse, Richard Smith as recorded on 4/26/2006 in Instrument 20060426-0047948, Register's Office for Davidson County, Tennessee.

***Richard L. Smith, husband of Mary Lynne Smith, joins in this instrument to convey any and all interest he has in said property.**

County of Davidson taxes for the year 2009 and subsequent years, a lien not yet ascertainable, due or payable.

Subject to all matters as set forth on the plat of record in Plat Book 4460, Page 115, Register's Office of said County.

Restrictive Covenants of record in Book 4649, Page 295, 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 516 Bluewater Drive, Nashville, TN 37217
(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), 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), 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 25th day of June, 2009.

Mary Lynne Smith

Richard L. Smith

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Mary Lynne Smith and Richard L. Smith, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 25th day of June, 2009.

Commission expires:

Notary Public

File Number: 290600917

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

Tonja Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012