WARRANTY DEED

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

RETURN TO:
METROPOLITAN ESCROW CORP.
217 PINEWAY END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 141,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of August, 2009

Notary Public:

MY COMMISSION EXPIRES: 1-9-12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Isaac Graddy	Pinnacle National Bank	Parcel ID:
1721 Ridgemere Court	211 Commerce Street, Suite 300	08603004900
Hermitage, TN 37076	Nashville, TN 37203	

FOR AND IN 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

Scott Arthur Seward, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Isaac Graddy and wife, Lindsey Graddy

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. 45 on the Plan of Ridgemere of record in Plat Book 6250, Pages 937, 938, and 939, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Scott Arthur Seward, an unmarried person, by Quitclaim Deed from Carrie Anne Griffin, a/k/a Carrie Anne Seward, an unmarried person, of record in Instrument 20040430-0049436, said Register's Office. See also deeds of record in Instrument 20040423-0046723 and Book 11279, Page 261, said Register's Office.

This conveyance is subject to: (1) 2009 county taxes, which have been prorated and assumed by the Grantees, (2) all matters appearing on the plan of record in Plat Book 6250, pages 937-929; and (3) Restrictive Covenants of record in Book 6925, page 941, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1721 Ridgemere Court, Hermitage, TN 37076

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 my hand this 11th day of August, 2009.

Scott Arthur Seward

BILL GARRETT, Davidson County
Trans:T20090055591 DEEDWARR
Recvd: 08/14/09 10:12 2 pgs
Fees:13.00 Taxes:523.55
20090814-0076490

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 Scott Arthur Seward, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of August, 2009.

My Commission Expires: 11/2/12

Notary Public

