Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

BILL GARRETT, Davidson County
Trans:T20090084649 DEEDWARR
Recvd: 12/16/09 09:55 2 pgs
Fees:13.00 Taxes:632.70
20091216-0114431

Warranty Deed

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $. 171,000.00

Affiant

Subscribed and sworn to before me, this the 11th day of December, 2009.

Notary Public

My commission expires: 9/23/13

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Edwin Willmore Lisa Bastarache	New Owner	Map: 83-14
1626 Shelby Avenue		Parcel: 360
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BENJAMIN T. GRAYDON AND WIFE AMY L. GRIFFITH NKA AMY L. GRIFFITH GRAYDON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EDWIN F. WILLMORE AND WIFE LISA A. BASTARACHE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 24 on the Plan of Edgefield Land Co's. First Subdivision of record in Book 57, page 130, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Amy L. Griffith and Benjamin T. Graydon, joint tenants with right of survivorship by deed from Deborah Matthews, unmarried of record in Instrument Number 20060502-0050710, in the Register's Office for Davidson County, Tennessee, dated April 27, 2006.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1626 Shelby Avenue, Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of December, 2009.

Benjamin T. Graydon, by Micah Phillips as attorney-in-fact

Benjamin T. Graydon, by Micah Phillips
as attorney-in-fact

Amy L. Griffith NKA Amy L. Griffith Graydon, by Micah Phillips as attorney-in-fact

Amy L. Griffith NKA Amy L. Griffith
Graydon, by Micah Phillips as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of December, 2009, before me personally appeared Micah Phillips, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Benjamin T. Graydon as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Benjamin T. Graydon.

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

Notary Public

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: November 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of December, 2009, before me personally appeared Micah Phillips, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Amy L. Griffith NKA Amy L. Griffith Graydon as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Amy L. Griffith NKA Amy L. Griffith Graydon.

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

Notary Public

My Commission Expires: November 22, 2010

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY