Record & Return To
Foundation Title
30 Burton Hills Blvd
Ste 175
Nashville TN 37215

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF MARCH 2010.

Notary Public

MY COMMISSION EXPIRES: 7/3/12

(AFFIX SEAL)

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 6 CADILLAC DR STE 190 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Mary Boyd	New Owner	13307005400
(NAME)	(NAME)	
211 Wheeler Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,

SHIRLEY HARPER DEGRAFFENREID, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARY BOYD, AN UNMARRIED WOMAN

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. 2 on the Plat of Norma Heights as of record in Book 1835, Page 36 Register's Office for said County, and as revised and corrected by Instrument of record in Book 2024, Page 41, said Register's Office.

Said Lot No. 2 fronts 88 feet on the south side of Wheeler Avenue and runs back between lines 134.3 feet on the east line and 175.5 feet on the west line to a dead line in the rear on which is measures 94.1 feet.

Being the same property conveyed to Shirley Harper deGraffenreid by QuitClaim Deed from Vernon Wilkerson and Elizabeth W. Martin Bannister (who retained life estate), of record in Book 9458, Page 704, Register's Office of Davidson County, Tennessee. **Elizabeth W. Martin Bannister has since died on February 28, 2009, therefore leaving Shirley Harper deGraffenreid in title. **Property described is not primary residence for Shirley Harper deGraffenreid.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 211 Wheeler Ave., Nashville, TN 37211

(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 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/our hand(s) this 18th day of March, 2010.

Shirley Harper deGraffenreid

BILL GARRETT, Davidson County
Trans:T20100019064 DEEDWARR
Recvd: 04/01/10 11:25 2 pgs
Fees:13.00 Taxes:214.60

20100401-0024445

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shirley Harper deGraffenreid, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at on this 18th day of March, 2010

Commission expires: 3/12/2011

Brenda R Lehman

Notary Public

