Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Richard Graben Karen Graben 3731 Broad St., Phil Campbell, AL 35581	Mr. 7 Mrs. Richard Graben 3731 Broad St., Phil Campbell, AL 35581	162-01-0-B-004.00CO

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

BILL GARRETT, Davidson County
Trans:T20100037618 DEEDWARR
Recvd: 06/21/10 12:50 2 pgs
Fees:13.00 Taxes:343.36
20100621-0048191

STATE OF ~~ALABAMA~~ TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $92,800.00

Richard Graben
Affiant

Subscribed and sworn to before me, this the 18th day of June, 2010.

Deborah L. Bissell
Notary Public

My Commission Expires: 7-20-2011
(Affix Seal)

DEBORAH L. BISSELL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF PERRY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Peter R. Lowry and Cynthia E. Lowry, husband and wife, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Richard Graben and wife, Karen Graben ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Lot No. 4 on the plan of Revision to Units 7 thru 7, Clairmont, Phase Three, as shown on the Plan of record in Plat Book 6050, Page 486, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Peter R. Lowry and Cynthia E. Lowry, husband and wife, by Warranty Deed from Lynette E. Moore, a single woman, dated August 17, 2005, of record in Instrument No. 20050819-0099003, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) Property taxes for the year 2010, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is improved property located at: **403 Claircrest Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **18th** day of **June, 2010.**

GRANTOR(S)

Peter R. Lowry

Peter R. Lowry

Cynthia E. Lowry

Cynthia E. Lowry

STATE OF GEORGIA

COUNTY OF Cobb

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Peter R. Lowry and Cynthia E. Lowry** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 7th day of **June, 2010.**

Tera Denise Carter
Notary Public

My Commission Expires:

1-9-2011

