File No. 210100544

WARRANTY DEED

LaTrece McAdoo State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$127,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF NOVEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Box 13
#16039

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20100076270 DEEDWARR
Recvd: 12/03/10 09:46 2 pgs
Fees:13.00 Taxes:471.75
20101203-0096415

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M. L. Graves Jr.	SWBC Mortgage Corporation	Map 10808003000
(NAME) 408 Red Cedar Court	(NAME) 9311 San Pedro #100	
(ADDRESS) Nashville, TN 37214	(ADDRESS) San Antonio, TX 78216	
(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, **David J. Earl and wife, Susan C. Earl,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **M. L. Graves Jr. and wife, Samantha Graves**, hereinafter called the grantee(s), 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. 188 on the Plan of Larchwood, Section Two, as of record in Plat Book 5200, Pages 57-59, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Subject to all matters as set forth on the plat of record in Plat Book 5200, Page 57-59, Register's Office for Davidson County, Tennessee.

Deed of Conveyance Easement as shown of record in Book 5626, Page 823; Book 5626, Page 833, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 5479, Page 443; Book 5681, Page 532; Book 5688, Page 696, Book 6011, Page 130, Register's Office for Davidson County, Tennessee.

Subject to fence encroachment onto neighbors property. Company assumes no liability for said encroachment.

BEING THE SAME PROPERTY CONVEYED TO DAVID J. EARL AND WIFE, SUSAN C. EARL BY DEED OF RECORD IN BOOK 9001, PAGE 807, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

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 408 Red Cedar Court, Nashville, TN 37214
(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), THEIR 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), 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 hands this 12th day of November, 2010.

David J. Earl

Susan C. Earl

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named David J. Earl and wife, Susan C. Earl the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 12th day of November, 2010.

Commission expires: 6-5-12

Notary Public

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122