File No. 110375

WARRANTY DEED

Return To:

Executive Title LLC
4470 Old Lebanon Dirt Road
Mt. Juliet TN 37122

61 BILL GARRETT, Davidson County
Trans:T20110033264 DEEDWARR
Recvd: 06/03/11 12:19 2 pgs
Fees:13.00 Taxes:699.30

20110603-0042665

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2011.

Notary Public

MY COMMISSION EXPIRES: 6/15/14

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
[illegible]grass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason R. Grafton	First Liberty Financial Group, LLC	049 00 0 285.00
(NAME)	(NAME)	
703 Brick Church Lane	9931 Corporate Campus Dr; Ste 1500	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37189	Louisville, KY 40223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Martha Louise Goodman as Trustee for the Mildred S. Robinson Residuary Trust and Martha Louise Goodman as Executor of the Estate of Mildred S. Robinson a/k/a Mildred L. Robinson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jason R. Grafton and wife, Natasha Elaine Grafton, 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:

TRACT I:

LAND in the 12th Civil District of Davidson County, Tennessee, described according to a survey by E. L. Miller, Jr. and Company, Surveyors, May 19, 1966, as follows:

BEGINNING at an iron pin on the northerly margin of Brick Church Lane at a point being north 79 degrees 45 minutes east 516.1 feet from the northeast intersection of Knight Road and Brick Church Lane; thence north 10 degrees 15 minutes west 600 feet to an iron pin; thence north 79 degrees 45 minutes east 299.5 feet to an iron pin in an old established fence line being the western boundary line of the Fraser property; thence with said fence line south 1 degree 45 minutes west 337.5 feet; thence south 48 degrees 50 minutes west 43 feet; thence south 0 degrees 25 minutes west 250.5 feet to an iron pin, the northerly margin of Brick Church Lane; thence with the same south 79 degrees 45 minutes west 150 feet to the beginning, containing 3 acres, more or less.

TRACT II:

A tract in the 12th District of Davidson County, Tennessee, more particularly described as follows:

BEGINNING at a point in the northern boundary of Brick Church Lane, said point being 516.1 feet from the easterly margin of Knight Road, thence northerly 600.00 feet along a line bearing 10 degrees 15 minutes west to an iron pin; thence south 79 degrees 45 minutes west 200.0 feet to a point; thence south 10 degrees 15 minutes east 600.00 feet to a point in the northerly margin of Brick Church Lane; thence north 79 degrees 45 minutes east with said margin 200.0 feet to the point of beginning, said tract containing 2.75 acres, more or less.

Being the same property conveyed to Mildred S. Robinson by deed from James R. Wilkes and wife, Glynda R. Wilkes, dated November 15, 1979 and recorded on November 16, 1979 in Book 5531, page 857, Register's Office, Davidson County,

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Tennessee. Mildred S. Robinson (a/k/a Mildred L. Robinson) died testate on February 15, 2009 devising said property to Martha Louise Goodman, Trustee of the Mildred S. Robinson Residuary Trust. See Last Will & Testament of Mildred S. Robinson No. 09P520 Probate Court Clerk's Office for Davidson County, Tennessee.

The legal description contained herein is the same as in the previous deed of record.

unimproved ☐

This is improved ☒ property, known as 703 Brick Church Lane, Nashville, TN 37189

(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 hand this 31st day of May, 2011.

Martha Louise Goodman

Martha Louise Goodman, Trustee of the Mildred S. Robinson Residuary Trust

Martha Louise Goodman

Martha Louise Goodman, Executor of the Estate of Mildred S. Robinson a/k/a Mildred L. Robinson

State of Tennessee
County of Wilson

Rebecca Campbell State of Tennessee Notary Public County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martha Louise Goodman with whom I am personally acquainted and who acknowledged that she executed the within instrument as Trustee for the Mildred S. Robinson Residuary Trust as the free act and deed.

Witness my hand and official seal this 31st day of May, 2011.

Commission expires: 02/08/2012

Rebecca Campbell
Notary Public

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 Martha Louise Goodman, Executor of The Estate of Mildred S. Robinson a/k/a Mildred L. Robinson) with whom I am personally acquainted and who acknowledged that she as such Executor, executed the within instrument on behalf of The Estate of Mildred S. Robinson (a/k/a Mildred L. Robinson) as the free act and deed.

Rebecca Campbell State of Tennessee Notary Public County of Sumner

Witness my hand and official seal this 31st day of May, 2011.

Commission expires:

02/08/2012

Rebecca Campbell
Notary Public