THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20110042666 DEEDWARR
Recvd: 07/15/11 10:14 2 pgs
Fees:13.00 Taxes:849.15

20110715-0054182

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~229,500.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF July, 2011

Notary Public

MY COMMISSION EXPIRES: ~~May 8, 2012~~

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy M. Badalamenti	SunTrust Mortgage, Inc.	MAP 141-15-D
7420 Somerset Place	P.O. Box 79041 ~~401 Commerce Street, Suite 6100~~	PARCEL 126.00CO
Nashville, TN 37221	~~Nashville, TN 37219~~ Baltimore, MD 21279-0041	
(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, **John A. Graham and wife, Bonnie S. Graham**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nancy M. Badalamenti and husband, John W. Badalamenti**

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. 126 on the Final PUD Plan, Resubdivision of Lots 102, 103 125 & 126, Sheffield on the Harpeth, Phase II, as of record in Book 7900 page 295, Registers Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to John A. Graham and wife Bonnie S. Graham by deed from Mary Frances Lange, married, of record in Instrument No. 20091207-0112006, Registers Office for Davidson County, Tennessee, dated December 3, 2009. And being the same property conveyed to Mary Frances Lange, unmarried, by quitclaim deed from David Andrew Francy, unmarried, of record in Instrument No. 20030417-0051202, Registers office for Davidson County, Tennessee, dated June 16, 1997.

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.

This is Improved property known as **7420 Somerset Place, Nashville, TN 37221.**

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 our hand(s) this the 8th day of July, 2011.

Bonnie S. Graham

Bonnie S. Graham

John A. Graham by Bonnie S. Graham attorney in Fact

John A. Graham, by Bonnie S. Graham, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bonnie S. Graham** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 8th day of July, 2011.

My Commission expires May 8, 2012

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bonnie S. Graham** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **John A. Graham**, as his Attorney in Fact, as the free act and deed of the within named **John A. Graham**.

Witness my hand and official seal this the 8th day of July, 2011.

My Commission expires May 8, 2012

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN