WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110058373 DEEDWARR
Recvd: 09/20/11 13:18 2 pgs
Fees:13.00 Taxes:421.80
20110920-0072823

Heather Lee
State of Tennessee Notary Public
Rutherford Co

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of September, 2011.

Heather Lee
Notary Public

MY COMMISSION EXPIRES: 8-20-13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Debra L. Wicke	Churchill Mortgage Corporation	05308005100
(NAME)	(NAME)	
2400 Lakeshore Drive	761 Old Hickory Blvd # 400	
(ADDRESS)	(ADDRESS)	
Lakewood, TN 37138	Brentwood, TN 37027	
(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, **Lester Wayne Gragg and Ralph T. Gragg**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Debra L. Wicke, a single woman**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 1 and 2, Block 15, on the plan of Dabbs & Elliot Subdivision, of record in Plat Book 547, Page 127, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Lester Wayne Gragg and Ralph T. Gragg, as tenants in common with a life estate to Roy Gragg and wife, Mollie G. Gragg by Deed from Roy Gragg and wife, Mollie G. Gragg and James L. Smith, Trustee, dated 05/20/1986 and filed for record on 06/03/1986 in Book 6874, Page 787, Register's Office for Davidson County, Tennessee.
The said Lester Wayne Gragg and Wayne Gragg are one in the same person

All matters as set forth per Plat Book 547, Page 127, said Register's Office.

All matters set out in document including but not limited to an easement of record in Book 2535, Page 209, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

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 2400 Lakeshore Drive, Lakewood, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-4485
SMG TN Warranty Deed

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/or 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/or 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 hands this 16th day of September, 2011.

Lester Wayne Gragg

Lester Wayne Gragg

Ralph T. Gragg by Lester Wayne Gragg atty in fact

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 Lester Wayne Gragg and Ralph T. Gragg, 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 executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 16th day of September, 2011.

Tracey Trumphour

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF WILSON

On this 16th day of September, 2011, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Lester Wayne Gragg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Ralph T. Gragg, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No. 20110920-0072822, Register's Office of Davidson County, Tennessee.

Tracey Trumphour

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO: 1100141S
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122
Allegiance Title of TN, LLC
278 Doug Warpoole Road
Suite 317
Smyrna, TN 37167

File No.: 01288-4485
SMG TN Warranty Deed