BILL GARRETT, Davidson County
Trans:T20110062270 DEEDWARR
Recvd: 10/06/11 09:48 2 pgs
Fees:13.00 Taxes:786.17
20111006-0077612

Return To:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$212,478.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF SEPTEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: 6.30.14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cary Graham		**117-080-044.00**
And		
Christy Graham	Primary Residential Mortgage	
(NAME)	(NAME)	
3011 Oakland Avenue	5115 Maryland Way Ste. 139	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Brentwood, TN 37027	
(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, **Wonnie L. Short, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cary Graham and Christy Graham, husband and wife**, 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. 6 on the changed Plan of the Subdivision of Lot Nos. 11, 12, 13, 14 and 15 in Belmont Terrace Annex, No. 1, as of record in Book 547, Page 99, Register's Office for said county.

Said Lot No. 6 fronts 49 feet on the westerly side of Oakland Avenue, Extended, and runs back 220 feet on the northerly line and 223 feet on the southerly line, to a dead line, measuring 41.66 feet thereon.

Being the same property conveyed to Wonnie L. Short, unmarried by deed dated November 19, 2009 from Katherine Jane Swain, unmarried of record in Instrument No. 20091202-0110060, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **3011 Oakland Avenue, Nashville, TN 37212**

(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 14th day of September, 2011.

Wonnie L. Short

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Wonnie L. Short**, unmarried with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this 14th day of **September, 2011**.

Commission expires: **May 6, 2013**

I. Dyke Tatum Notary Public

DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN