BILL GARRETT, Davidson County
Trans:T20120009738 DEEDWARR
Recvd: 02/08/12 14:02 2 pgs
Fees:13.00 Taxes:1735.30
20120208-0011394

Prepared By & Return To:
Clarity Title, LLC
815 Loretta Drive.
Goodlettsville, TN 37072
11-0547

STATE OF TENNESSEE
COUNTY OF DAVIDSON

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $469,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th day of February 2012.

Notary Public

Commission Expiration: 4/20/15

ADDRESS OF NEW OWNER:
Roland Oosterhouse
7450 River Road Pike
Nashville, TN 37209

SEND TAX BILLS TO:
New Owner

MAP-PARCEL:
088-000-07400

WARRANTY DEED

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,

Ralph S. Graham and wife, Deena L. Graham

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO *R unmarried

Roland *Oosterhouse

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 the Second Civil District of Nashville, Davidson County, Tennessee, being all of Lot 11 on the Final Plat entitled River Road Estates of record in Instrument No. 20010424-0040684, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description. ** see page 2**

Being the same property conveyed to Ralph S. Graham and wife, Deena L. Graham on 12/17/1999, by deed from Carolyn "Corkie" Carroll, a single woman, filed for record on 12/22/1999 in Instrument No. 19991222-0306110, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein. (4) Easements of record in Instrument Nos. 20010117-0004874, 19980701-1001989, Book 4786, page 900, Book 1881, page 732, Book 5566, page 109, Book 5608, page 811, Book 5942, page 501 (5) Restrictions of record in Instrument No. 19991214-0303054, said Register's Office.

* *Pike

This is improved property known as: **7450 River Road, Nashville, Davidson County, Tennessee 37209**

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 6th day of February, 2012 .

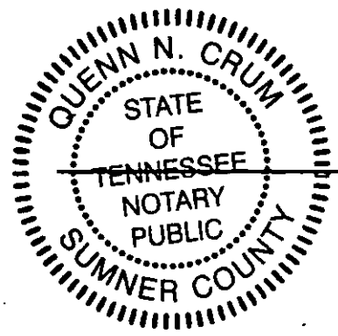
Ralph S. Graham

Deena L. Graham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ralph S. Graham and wife, Deena L. Graham,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Bellevue, Davidson County, Tennessee this 6th day of February, 2012.



Notary Public
Commission Expiration: 4/2015

**This property was referred to in prior deed of reference as Lot No. 11 of Map A, of reccord in Book 1001, page 985, in the Register's Office for Davidson County, Tennessee. Said "Map A" is Exhibit "A" of the "Affidavit For Reference To Record", recorded in Book 11001, page 983, said Register's Office. Reference is hereby additionally made to said document for further description of said property.