WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120025556 DEEDWARR
Recvd: 04/09/12 12:02 2 pgs
Fees: 13.00 Taxes: 466.20
20120409-0029982

BRENDA R. LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

Affiant

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

Brenda R Lehman
Notary Public

MY COMMISSION EXPIRES: 3/8/15

(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
Clifton R. Bone	Ark La Tex Financial dba Benchmark Home Loans	09614026100
(NAME)	(NAME)	
3321 Ironwood Drive	5160 Tennyson Pkwy, Ste 2000W	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Plano, TX 75024	
(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, **Tommy Gravelle Jr and Jessica Weir Gravelle, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Clifton R. Bone, A Single Man**, 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. 256, on the plan of Hickory Bend, Section 4, of record in Plat Book 4175, Page 34, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Tommy Gravelle, Jr. and Jessica Weir, husband and wife by Deed from Johnny Spray, an unmarried man, dated 11/15/2011 and filed for record on 11/17/2011 in Instrument 201111170090070, Register's Office for Davidson County, Tennessee.

The said Jessica Weir having since married is also knows as Jessica Weir Gravelle.

Jessica Weir and Jessica Weir Gravelle are one in the same person.

All matters as set forth per Plat Book 4175, Page 34, said Register's Office.

Restrictions of record in Book 4272, Page 832, 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 3321 Ironwood Drive, Nashville, TN 37214

File No.: 01288-7624
SMG TN Warranty Deed

(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 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 5th day of April, 2012.

Tommy Gravelle, Jr.

Jessica Weir Gravelle by Tommy Gravelle, Jr. atty in fact

by Tommy Gravelle Jr. 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 Tommy Gravelle, Jr., 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 5th day of April, 2012

Notary Public
My Commission Expires: 10-27-13

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

State Of Tennessee
County of Wilson

On this 5th day of April, 2012, before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Tommy Gravelle, Jr., 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 Jessica Weir Gravelle, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 20120409002998/, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 5th day of April, 2012

Notary Public
My Commission Expires: 10-27-13

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

File No.: 01288-7624
SMG TN Warranty Deed