Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path, Ste. C
Hermitage, TN 37076
File No. 12-0726

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$90,500.00.**

2 n L
Affiant

Davidson County	DEEDWARR
Recvd: 10/03/12 14:56	3 pgs
Fees:18.00 Taxes:334.85	
20121003-0090610	

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1 **day of** ~~September~~ October, **2012.**

Gayle Graves
Notary Public
Commission Expiration: 4-5-16

GAYLE GRAVES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

ADDRESS OF NEW OWNER:
Deborah J. McGraw
2930 Claypond Drive
Oakland, TN 38060

SEND TAX BILLS TO:
Deborah J. McGraw
2930 Claypond Drive
Oakland, TN 38060

MAP-PARCEL:
16206021400

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Morris & Bell Properties, LLC, a Tennessee limited liability company

HEREINAFTER REFERRED TO AS THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Deborah J. McGraw, _____

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 155, Section Three, Fair Oaks, as shown by plat of record in Plat Book 4460, Pages 52 and 53, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Morris and Bell Properties, LLC from Autumn Morris and Charles R. Bell, both married, by deed dated 03/12/2007 filed for record on 04/02/2007 in Instrument No. 20070402-0039253, in the 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.

The foregoing legal description is the same as contained in the source of title shown above.

This is **improved** property known as: **250 Ocala Drive, Nashville, TN 37211**

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, her heirs and assigns forever; and we do covenant with the said GRANTEE that we have 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 our successors and or our assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 1ST **day of** ~~**September**~~ October**, 2012.**

Morris & Bell Properties, LLC

Frank E. Neal, Executor

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned notary public, of the sate and county aforesaid, personally appeared Frank E. Neal, with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be the Executor of the Charles Ray Bell Estate on behalf of **Morris & Bell Properties, LLC**, the within named bargainor, a **Tennessee limited liability company**, and that he as such Executor, as duly authorized, he executed the foregoing instrument for the purposes therein contained, by signing the name of the **limited liability company** by himself as Executor.

Witness my hand and official seal this 1 **day of** ~~**September**~~ October**, 2012**

Gayle Graves
Notary Public
Commission Expiration: 4-5-15

GAYLE GRAVES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____ the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____ day of September, 2012

_____
Notary Public
Commission Expiration:

Certificate of Authenticity

I, Julia A. Hirt, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Quenn N Crum, a notary public for this county and state, Julia A. Hirt who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

QUENN N. CRUM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 4/20/15.