WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$125,000.00.**

Affiant

Subscribed and sworn to before me this 10th day of December, 2012.

Notary Public
My Commission expires: 01/07/2013
(Affix Seal)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Ben Taylor	Mortgage Investors Group	13307013700
3334 Goodland Road	8320 East Walker Springs Ln. #200	
Nashville, TN 37211	Knoxville, TN 37923	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Kirk Allen Graves and Kristen Shauna Graves,**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Ben Taylor, unmarried and Jana Everett, unmarried, as Tenants in Common with Right of Survivorship**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 67 on the Plan of Glencoe Acres, Section 1, of record in Book 1835, Page 138, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Allen Leon Graves and wife, Beulah L. Graves from Benny W. Sulcer and wife, Martha D. Sulcer by Warranty Deed on August 8, 1958, of record in Book 2799, Page 591, Register's Office for Davidson County, Tennessee. Allen Leon Graves having since predeceased his wife, Beulah L. Graves, vesting ownership completely in Beulah L. Graves. Further conveyed to The Estate for Life hereby expressly reserved to Beulah L. Graves to Kirk Allen Graves and Kristen S. Graves from Beulah L. Graves by Quitclaim Deed on January 17, 2010, of record in Instrument Number 20100318-0020583, Register's Office for Davidson County, Tennessee. Also see Last Will and Testament of Beulah Loren Graves as filed in the Davidson County Probate office is case 12P680.

This property has never been used as the Grantors principal and/or marital residence.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2013 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 1835, Page 138, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3334 Goodland Road, Nashville, TN 37211**

BILL GARRETT, Davidson County
Trans:T20120095179 DEEDWARR
Recvd: 12/12/12 14:49 2 pgs
Fees:13.00 Taxes:462.50
20121212-0114628

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 December 10, 2012.

Kirk Allen Graves by Kristen Shauna Graves as Attorney in fact

Kirk Allen Graves by Kristen Shauna Graves
As Attorney in Fact

Kristen Shauna Graves

Kristen Shauna Graves

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared KRISTEN SHAUNA GRAVES, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for KIRK ALLEN GRAVES, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name KIRK ALLEN GRAVES, the bargainor(s), by the said KRISTEN SHAUNA GRAVES, as Attorney-in-Fact.

WITNESS my hand and seal, this 10TH day of DECEMBER, 2012.

NOTARY PUBLIC My Commission Expires 1-6-14

DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC JENNIFER R. PIERCE

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kristen Shauna Graves** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 10, 2012

My commission expires 1-6-14

Notary Public

DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC JENNIFER R. PIERCE