BILL GARRETT, Davidson County

WARRANTY DEED

Trans:T20130017638 DEEDWARR
Recvd: 03/04/13 12:10 2 pgs
Fees:13.00 Taxes:277.50

20130304-0021423

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Eric T. Graves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of March, 2013.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
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
Eric T. Graves	Eric T. Graves	08416010900
(NAME)	(NAME)	
2510 Park Drive	2510 Park Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(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, **First Baptist Church of Donelson Inc**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Eric T. Graves and Lisa S. Graves, husband and wife**, 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 Lot Nos. 37 and 38 on the Map of Donelson Park Place, as of record in Plat Book 547, page 73, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to First Baptist Church of Donelson Inc by Deed from James K. Massey, unmarried and Christine G. Massey, unmarried, sole heir of Martha Ann Massey, dated 09/30/2003 and filed for record on 10/01/2003 in Instrument 200310010145052, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 547, Page 73, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

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 2512 Park Drive, Nashville, TN 37214
(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 my hand this 1st day of March, 2013.

FIRST BAPTIST CHURCH OF DONELSON INC

Carolyn McCauley, Trustee

Carolyn McCauley
Trustee

Doug Morrison TRUSTEE

Doug Morrison
Trustee

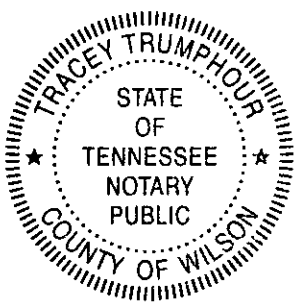
State of Tennessee
County of Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Carolyn McCauley and Doug Morrison with whom I am personally acquainted and who upon their oath acknowledged themselves to be the Trustees of First Baptist Church of Donelson, Inc. the within named bargainer, a corporation, and that, Carolyn McCauley and Doug Morrison as such Trustees, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Carolyn McCauley and Doug Morrison as such Trustees.

Witness my hand and Official seal this 1st day of March, 2013.

Tracey Trumphour

Notary Public
My Commission Expires: 9.2.2013



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