WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130018061 DEEDWARR
Recvd: 03/05/13 13:23 2 pgs
Fees:13.00 Taxes:517.26
20130305-0021959

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$139,800.00.**

Affiant

Subscribed and sworn to before me this 28 day of February, 2013.

Notary Public
My Commission expires: 11-3-15
(Affix Seal)

PATRICE J. GALAWAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

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:
Adam Joseph Schachner	Sumner Bank and Trust	133-4-30
95 Vaden Drive	780 Browns Lane	
Nashville, TN 37211	Gallatin, TN 37066	

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, **Kristen S. Graves, unmarried** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Adam Joseph Schachner and Molly Elizabeth Schachner, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 217 and part of Lot No. 216 on the Plan of Glenrose Acres, Section II, as of record in Book 1835, Page 136, 137 and 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 217 and part of Lot No. 216 front together 156.0 feet on the south side of Vaden Drive and runs back 110.0 feet on the west line and 149.6 feet on the east line, to a dead line in the rear, on which it measures 120.4 feet thereon.

Being the same property conveyed to Kristen S. Graves from Donald F. Robertson and Mildred S. Robertson, unmarried persons by Warranty Deed on August 21, 1997, of record in Book 11303, Page 208, Register's Office for Davidson County, Tennessee.

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 136, 137 and 138, Register's Office for Davidson County, Tennessee.

This is improved property known as: **95 Vaden Drive, Nashville, TN 37211**

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 February 28, 2013.

Kristen S. Graves

Kristen S. Graves

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 S. 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 February 28, 2013

My commission expires 8/19/14

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY