WARRANTY DEED

R-CBB-13-1953

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,500.00

Affiant

Subscribed and sworn to before me, this 4th DAY OF June, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah R. Ford	Avenue Bank	
1953 Dahlia Drive (ADDRESS)	111 10th Avenue South, Suite 200 (ADDRESS)	
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	095-05-0-047.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we C. DONNELL GRAVES, JR. AND JUDY B. GRAVES, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SARAH R. FORD AND RICHARD G. FORD, WIFE AND HUSBAND, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 14 ON THE PLAN OF CREEKSIDE HEIGHTS OF RECORD IN PLAT BOOK 2663, PAGE 114 AND 115, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 14 FRONTS 92.04 FEET ON THE SOUTH SIDE OF PUMPING STATION ROAD AND RUNS BACK BETWEEN LINES 222.97 FEET ON THE WEST LINE AND 222 FEET ON THE EAST LINE TO A DEAD LINE WHICH IS A BROKEN LINE, ON WHICH IT MEASURES 151.32 FEET.

BEING THE SAME PROPERTY CONVEYED TO C. DONNELL GRAVES, JR AND WIFE, JUDY B. GRAVES BY DEED FROM MACK T. CAMPBELL AND WIFE, GAIL L. CAMPBELL OF RECORD IN BOOK 4465, PAGE 650, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 9, 1970 RECORDED ON DECEMBER 10, 1970.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 2663, PAGE 114 AND 115; BOOK 2876, PAGE 599 AND BOOK 2879, PAGE 441; BOOK 6342, PAGE 442, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1953 Dahlia Drive, Nashville, Tennessee 37210
(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 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 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.

BILL GARRETT, Davidson County
Trans:T20130047625 DEEDWARR
Recvd: 06/07/13 09:45 2 pgs
Fees:13.00 Taxes:582.75
20130607-0057953

Witness my/our hand(s) this 4th day of June, 2013.

C. Donnell Graves, Jr.

C. Donnell Graves, Jr.

Judy B. Graves

Judy B. Graves

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, C. Donnell Graves, Jr. and Judy B. Graves, the within named 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 the 4th day of June, 2013.

Notary Public

My Commission Expires

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903