

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $243,500.00.

Affiant

Subscribed and sworn to before me, this the 28th day of June, 2013.

Notary Public

My commission expires: 6-5-16

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Davidson County DEEDWARR
Recvd: 07/03/13 15:14 3 pgs
Fees:18.00 Taxes:900.95
20130703-0069301

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Elizabeth Anne Lorance	**New Owner**	**11502002100**
977 Davidson Road		
Nashville, TN 37205		

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, WE,

Charles Graves and Elizabeth Graves, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Elizabeth Anne Lorance, an unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 8th Civil District of Davidson County, Tennessee, described according to a survey made April 16, 1991 by John Kohl, Surveyor as follows:

Beginning at a point in the Westerly margin of Davidson Drive, said point being 400.8 feet North of the Northeast corner of Lot No. 8 on the Plan of Glennwood, as of record in Book 2854, Page 17; Register's Office for said County, being the Northeast corner of a parcel of land conveyed to Mary Love Matthews by deed from H.L. Crowder and wife, of record in Book 3029, Page 39, said Register's Office; thence with the North line of the Matthews land Westerly 135 feet to a point in the center of a creek; thence with the center of said creek North 4 degrees West 101.55 feet and North 17 degrees 38 minutes West 20 feet to a point in the Southwest corner of a parcel of land conveyed to H.L. Kelly, III and wife, Arlene Rains Kelly by deed from H.L. Crowder and wife, of record in Book 3177, Page 545, said Register's Office; thence with the South line of same, Easterly 151 feet to the Westerly margin of Davidson Drive, thence with the Westerly margin of said Drive, South 1 degree 40 minutes West 120 feet to the beginning.

Being the same property conveyed to Charles Graves and Elizabeth Graves, husband and wife by Warranty Deed from Morgan Hillenmeyer and Leigh Hearne now known as Leigh Hearne Hillenmeyer, husband and wife of record at Instrument Number 20120517-0042679, Register's Office for Davidson County, Tennessee, dated May 15, 2012, recorded May 17, 2012.

This conveyance is subject to all covenants, conditions, restrictions, easements, agreements, planning documents and other matters of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 977 Davidson Road, Nashville, TN 37205.

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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF June 28, 2013:

Charles Graves

Elizabeth Graves

STATE OF – Georgia)
)
COUNTY OF – Gwinnett)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Charles Graves and Elizabeth Graves, the within named Grantor(s), 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, at office, this the 28th day of June, 2013.

My Commission Expires: 01/04/2016 Vinod K Sagar
Notary Public

VINOD K. SAGAR NOTARY PUBLIC Exp. Jan. 04, 2016 FULTON COUNTY, GA

STATE OF)
)
COUNTY OF)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for _____ ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 28th day of June, 2013.

My Commission Expires:_____

_____
Notary Public

STATE OF)
)
COUNTY OF)

CORPORATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be _____ of _____ _____, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the 28th day of June, 2013.

My Commission Expires:_____

_____
Notary Public

20131202R

True Copy Certification

I, Cheryl Dillon, 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 Williamson

Personally appeared before me, Ryan Rafoth, a notary public for this county and state, Cheryl Dillon, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6-26-16
Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY