BILL GARRETT, Davidson County
Trans:T20130059860 DEEDWARR
Recvd: 07/15/13 09:23 3 pgs
Fees:18.00 Taxes:869.50
20130715-0072685

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN133111

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2013.

NOTARY PUBLIC

My commission expires: 11-3-15

BROOKE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dana M. Columbo 517 Rivercrest Cove Nashville, TN 37214	Same as new owner	085-14-O-A-007.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty Five Thousand and 00/100 Dollars ($235,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **ROBERT GEORGE GRAHAM, MARRIED**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **DANA M. COLUMBO**, hereinafter called the Grantee, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 7 on the plan of First Revision, River Crest of record in Plat Book 9700, Page 465 and 466, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Robert George Graham, unmarried, by Warranty Deed from Frank Batson Homes, Inc., dated 11/10/1998, recorded 11/11/1998, of record in Book 11201, page 33, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 517 Rivercrest Cove, Nashville, TN, 37214.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, their heirs and assigns, forever.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, their heirs and assigns, forever.

The undersigned covenant with the said Grantee that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 31 day of May, 2013.

Robert G. Graham
ROBERT GEORGE GRAHAM

MIYUKI GRAHAM
BY Robert G. Graham

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Robert George Graham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 31 day of May, 2013.

Leslie Garside
Notary Public

Leslie Garside
Printed Notary Name

My commission expires: 12/23/2014

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

On this 31st day of May, 2013, before me personally appeared ROBERT G. GRAHAM, to me known to be the person who executed the following instrument (or proved to me on the basis of satisfactory evidence) on behalf of MIYUKI GRAHAM and acknowledged that he executed the same as the free act and deed of the said MIYUKI GRAHAM.

WITNESS my hand and seal, this the 31 day of May, 2013.

Leslie Garside
Notary Public

Leslie Garside
Printed Notary Name

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

My commission expires: 12/23/2014