WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130065150 DEEDWARR
Recvd: 07/30/13 15:30 2 pgs
Fees:13.00 Taxes:1170.31
20130730-0079440

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES March 3, 2015

MST 2013-0729

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $316,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF July, 2013

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher D. Graffagnino	New Owner	155-16-O-A-068.00CO
(NAME)	(NAME)	
408 Trace Park Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Adam D. Dixon and Stephanie J. Dixon, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher D. Graffagnino and Heather D. Graffagnino,** husband and wife, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, TN, being Lot No. 107, on the Plan of Traceside, Section Two, of record in Plat Book 7900, pages 980 and 981, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Adam D. Dixon and spouse, Stephanie J. Dixon by warranty deed from Mark A. Berlyn and spouse, Liliana Ayala Berlyn of record in Instrument No. 20090123-0005995, Register's Office of Davidson County, Tennessee, conveyance dated January 20, 2009.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, 2013 Tax a lien but not yet due and payable. Restrictive covenants of record in Book 9236, page 504, Book 9435, page 493 and Book 9677, page 675, Register's Office of Davidson County, Tennessee. Subject to all matters appearing of record in Plat Book 7900, pages 980 and 981, said Register's Office. Waterline easement of record in Book 9306, page 276, said Register's Office. Charter of record in Book 9668, page 894, said Register's Ofifce; and By-Laws of record in Book 9668, page 899, said Register's Office. Open space Deed of record in Instrument No. 200000329-0031449, said Register's Office.

This property, known as 408 Trace Park Circle, Nashville, TN 37221
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand(s) this 24th DAY OF July, 2013

Adam D. Dixon by Stephanie J. Dixon as attorney in fact

Adam D. Dixon by Stephanie J. Dixon

Stephanie J. Dixon

Stephanie J. Dixon

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Stephanie J. Dixon, Attorney-in-Fact for Adam D. Dixon, the within named bargainor/s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Adam D. Dixon as his/her free act and deed for the purposes therein contained.

Witness my hand and official seal, this the 24th day of July, 2013.

Notary Public

My Commission Expires: 9/5/16

(SEAL)

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephanie J. Dixon, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of July, 2013.

Notary Public

My Commission Expires: 9/5/16

(SEAL)

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY