NEW OWNER:

Carly E. Graves
1907 Riverside Drive
Nashville, TN 37216

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 13-0798

Map 072 Group 11-0 Parcel 452.00

Space for Recorder's Stamp

Davidson County DEEDWARR
Recvd: 08/02/13 16:19 3 pgs
Fees:18.00 Taxes:617.53
20130802-0081195

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Sixty-Six Thousand Nine Hundred and 00/100 Dollars ($166,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **GIANNI MAC SHIPMAN, UNMARRIED** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **Carly E. Graves** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

> **Land in Davidson County, Tennessee, Being Lot No. 12 on the plan of RIVERSIDE DRIVE SUBDIVISION , as of record in Book 974, Page 60 and 61, Register's office for Davidson County, Tennessee.**
>
> **BEING the same property conveyed to Gianni Mac Shipman, unmarried, by Warranty Deed from James B. Jellison and wife, Lynne R. Jellison, dated November 18, 2005, and of record in Instrument No. 20051121-0140562, Register's Office for Davidson County, Tennessee.**
>
> **This is IMPROVED property known as 1907 Riverside Drive, Nashville, Tennessee 37216.**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this **30th** day of **July, 2013**.

GIANNI MAC SHIPMAN

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, GIANNI MAC SHIPMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30 day of July, 2013.

NOTARY PUBLIC

My commission expires: 3/28/2016

JONATHAN M TINSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **166,900.00**.

AFFIANT

Sworn to and subscribed to before me this 30th day of July, 2013.

NOTARY PUBLIC

My commission expires: 9/21/2015

CONNIE TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

True Copy Certification

I, Connie Taylor, 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 therewith 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, Carol Clawson, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Carol A. Clawson
Notary's Signature

My Commission Expires: 3-17-14

CAROL A. CLAWSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067