WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of October, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/30/16

(AFFIX SEAL)

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-17173

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Barbara Ambrose	NEW OWNER	09008013200
(NAME)	(NAME)	
1016 Cobbler Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20130087526 DEEDWARR
Recvd: 10/09/13 14:30 2 pgs
Fees: 13.00 Taxes: 140.60
20131009-0106181

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, **Tyler Eugene Graham and Bobbie Lea Graham and William Clay Graham**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Barbara Ambrose**, hereinafter called the GRANTEE(S), her heirs and/or assigns, a 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. 27, on the plan of Gailey Wood Subdivision, Section 2, of record in Plan Book 3106, Page 38, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Robert A. Graham and wife, Bertha E. Graham by Deed from Fred N. Shaw and wife, Ruth Ann L. Shaw, dated and filed for record on 12/22/1971 in Book 4563, Page 453, Register's Office for Davidson County, Tennessee. The said Robert A. Graham predeceased Bertha E. Graham, leaving her as sole surviving tenant by the entirety. The said Bertha E. Graham having since died intestate leaving Tyler Eugene Graham, Bobbie Lea Graham and William Clay Graham, as her sole heir(s) at law, as evidenced by Affidavit of Heirship of record in Instrument 20131009-0106180, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

All matters as set forth per Plat Book 3106, Page 38, said Register's Office.
Restrictive Covenants of record in Book 3254, Page 479, said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 729 Croley Drive, Nashville, TN 37209-1266

(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), her heirs and/or 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), her heirs and/or 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 our hands this 4th day of October, 2013.

Tyler Eugene Graham

Bobbie Lea Graham by Billy J. Brown, Sr., Guardian

William Clay Graham

State of Tennessee
County of Williamson

Personally appeared before me Tyler Eugene Graham, Bobbie Lea Graham, and William Clay Graham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4th day of October, 2013.

DONALD R. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public
My Commission Expires: 8/27/17

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Billy J. Brown, Sr. with whom I am personally acquainted and who proved himself to be the guardian of Bobbie Lea Graham (13P-140 Davidson County Probate Court) and who being authorized to do so acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of October, 2013.

DONALD R. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public
My Commission Expires: 8/27/17