BILL GARRETT, Davidson County
Trans:T20130092133 DEEDWARR
Recvd: 10/28/13 10:35 2 pgs
Fees:13.00 Taxes:436.60
20131028-0111754

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$118,000.00
|_____
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF October, 2013.
|_____
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 6-8-14
| (AFFIX SEAL)

CHRISTINA M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Willard Nance and Holly Nance 713 Woodbrier Court Hermitage, TN 37076	Owner	Map 086.08-0-034.00

For and in 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,

Michael C. McGraw, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Willard Nance and Holly Nance, 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, Tennessee, being Lot No. 200 on the final P.U. D. Plan of Phase 5-A, Jackson's Retreat, of record in Book 6250, Page 309, Register's Office for Davidson County, Tennessee.

Said Lot No. 200 fronts 30 feet on the northerly margin of Woodbrier Court and extends back 239.91 feet on the westerly line, which is a broken line, and 181.43 feet on the easterly line to a broken line in the rear measuring 92.34 feet thereon.

Being the same property conveyed to Michael C. McGraw, unmarried by Deed from Teresa Noland, unmarried dated 9/29/2006 of record in Instrument Number 200610040123072, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2014 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 6250, Page 309, Register's Office for Davidson County, Tennessee.
4) Property is subject to Restrictive Covenants contained in Book 5741, Page 360 and Book 6482, page 679, Register's Office for Davidson County, Tennessee.
5) Property is subject to HOA Charter of record in Book 5745, page 283, Register's Office for Davidson County, Tennessee.
6) Property is subject to By-Laws of record in Book 5745, Page 294, Register's Office for Davidson County, Tennessee.

This is improved property known as: **713 Woodbrier Court, Hermitage, TN 37076**
(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 hand(s) this 24 day of October, 2013.

Michael C. McGraw

Michael C. McGraw

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Michael C. McGraw, with whom I am personally acquainted, (or who 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, at office, this 24th day of October, 2013.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076