WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $241,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF NOVEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130096585 DEEDWARR
Recvd: 11/13/13 09:34 2 pgs
Fees:13.00 Taxes:893.55
20131113-0117086

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Edwards	Suntrust Mortgage, Inc.	
(NAME)	(NAME)	
7936 Highway 70 South	901 Semmes Ave.,	127-45
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Richmond, VA 23224	
(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, **ROBERT T. GRAHAM AND WIFE, MARGARET P. GRAHAM**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM L. EDWARDS AND AUDREY EDWARDS, HUSBAND AND WIFE, AND CONNIE PARHAM, UNMARRIED AS TENANTS IN COMMON,** 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:

Being in the 9th, formerly 14th Civil District of said County, being known as Lot 8 on the unrecorded Map of the Subdivision of Mrs. Agnes Hows Archey's Land, described according to survey made by S. H. Hutchinson, dated July 31,1956 and Robert Dishner, dated April 20, 1974,as follows:

BEGINNING at a point in the center of U.S. Highway 70 at the corner of Lots Nos. 7 and 8; thence with the: line between said lots, north 45 degrees east 506 feet to the center line of Old Buffalo Road; thence with the center of the same, south 147 degrees 30 minutes east 150.8 feet to the corner of Lot 9; thence with the line between Lots 8 and 9, south 45 degrees west 525 feet to the center line of U. S. Highway 70; thence with. the centerline of the same, north 39 degrees west 150 feet to the point of beginning, containing a gross area of 1.89 acres, more or less, and a net area of 1.75 acres, more or less.

Being the same property conveyed to Robert T. Graham and wife, Margaret P. Graham by Warranty Deed from Charles Douglas Bumpus and wife, Eva Linda Bumpus dated May 1, 1974 of record in Book 4812, page 444, said Register's Office.

This conveyance is subject to (a) 2014 real property taxes; (b) restrictive covenants of record in Book 2598, page 77 and Instrument No. 20061204-0148950, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 7936 Highway 70 South, 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 our hands this 8 day of November, 2013.

Robert T. Graham

Margaret P. Graham

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert T. Graham and Margaret P. Graham , the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8 day of November, 2013.

Commission expires:

Notary Public

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017