BILL GARRETT, Davidson County
Trans:T20130103184 DEEDWARR
Recvd: 12/10/13 10:27 2 pgs
Fees:13.00 Taxes:763.24
20131210-0125113

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: RFC130161

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,281.00.

Michael F Graham
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of November, 2013.

NOTARY PUBLIC

My commission expires: 11-3-15

BROOKE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael F. Graham and Heidi M. Graham 1205 Shiloh Drive Nashville, TN 37205	Same as new owner	102-14-0-053.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Six Thousand Two Hundred Eighty One and 00/100 Dollars ($206,281.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ALMON W. SUEDEKUM**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MICHAEL F. GRAHAM AND HEIDI M. GRAHAM**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 88 on the Plan of Crest Meade, Section II, of record in Book 2331, Page 152, Register's Office for said County.

Said Lot 88 fronts 141 feet on the west side of Shiloh Drive and runs back between lines 151.3 feet on the north line and 150 feet on the south line to a dead line in the rear on which it measures 141.5 feet.

Being the same property conveyed to The Almon W. Suedekum and Freda L. Suedekum Revocable Living Trust, by Warranty Deed from Almon W. Suedekum and wife, Freda L. Suedekum, dated 10/2/1996, recorded 10/10/1996, of record in Book 10222, page 365, in the Register's Office for Davidson County, Tennessee.

Being also the same property previously conveyed to Almon W. Suedekum and wife, Freda-Lee Suedekum by Warranty Deed from Eugene Pargh and Mandell Cypress, a partnership doing business as Hallway Company, dated 7/26/1957, recorded 7/31/1957, of record in Book 2691, page 553, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 26th day of November, 2013.

ALMON W. SUEDEKUM

Almon W. Suedekum

BY: Ron Suedekum Attorney in Fact
RON SEUDEKUM, ATTORNEY IN FACT

STATE OF Tennessee

COUNTY OF Davidson

ACKNOWLEDGMENT

On this 26th day of November, 2013, before me personally appeared Ron Suedekum to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) on behalf of Almon W. Suedekum and acknowledged that he executed the same as the free act and deed of the said Almon W. Suedekum.

WITNESS my hand and seal at office in the State and County aforesaid, this 26th day of November, 2013.

NOTARY PUBLIC
My Commission Expires: 11-3-15