WARRANTY DEED

STATE OF TENNESSEE,
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF December, 2013.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN.
My Comm. Expires May 5, 2015

BILL GARRETT, Davidson County
Trans: T20130106842 DEEDWARR
Recvd: 12/26/13 09:48 2 pgs
Fees: 13.00 Taxes: 684.50
20131226-0129734

THIS INSTRUMENT WAS PREPARED BY
Covenant Title & Escrow, LLC
100 N. Main Street
Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Legg Smith	United Wholesale Mortgage	061-06-0-017.00
(NAME) 4403 Saunders Ave	(NAME) 1414 E. Maple Rd	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Troy MI 48083	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 12-1327

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I,/ we Roland L. Grauman and wife Bonnie J. Grauman** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jennifer Legg Smith and Adam Barrie Smith** wife and husband hereinafter called the GRANTEE, **his/her** 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. 105 on the Plan of Section One, Gra-Mar Acres of record in Plat Book 2133, Page 27, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Ronald L. Grauman and Bonnie J. Grauman by Deed from Millard S. Wynn and wife, Robbie G. Wynn of record at Instrument No. 20040113-0005350, Register's Office for Davidson County, Tennessee, dated January 9, 2004 and recorded on January 13, 2004

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4403 Saunders Ave , Nashville TN 37216

(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, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 11th day of December, 2013.

Roland L. Grauman
Roland L. Grauman

Bonnie J. Grauman
Bonnie J. Grauman

STATE OF Tennessee
COUNTY OF Davidson

On this 11th day of December , 2013 before me personally appeared Ronald L. Grauman and Bonnie J. Grauman to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution of the same to be his/her/their free act and deed. Witness my hand and official seal.

Darlene Edwards
Notary Public

My Commission Expires: 11-29-2015

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122