Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140014093 DEEDWARR
Recvd: 02/28/14 11:06 2 pgs
Fees:13.00 Taxes:684.50
20140228-0017315

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $185,000.00.

Ronald Lee Graham
Affiant

Subscribed and sworn to before me, this the 27th day of February, 2014.

Notary Public

My commission expires:

JOHNSON H. HOWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Ronald Lee Graham Marjorie Lee		
517 Meadow Lark Ln.	New Owner	172 03 B 033.00
Nashville, TN 37027		

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,

American Consulting Corporation, a Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ronald Lee Graham and wife, Marjorie Lee

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. 33 on the plan of The Woodlands, Phase 2, of record in Book 6900, Page 635, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

BEING the same property conveyed to American Consulting Corporation, a Tennessee Corporation, by Trustee's Deed from David G. Mangum, Trustee, dated December 9, 2013, of record in Instrument No. 20131209-0124975, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Taxes for the year 2013 in the amount of $2,103.32 are unpaid.

Declaration of Covenants, Conditions, and Restrictions for The Woodlands of Record in Book 7334, Page 109, as amended in Book 7408, Page 250; Book 7516, Page 37; Book 8454, Page 463; Book 8622, Page 390; and Book 8634, Page 224; and Re-Recorded in Book 8643, Page 675 of record in the Register's Office for Davidson County, Tennessee.

All matters shown on the Plan of The Woodlands of record in Book 6900, Page 635 said Register's Office.

All matters shown on the Boundary Plat of record in Book 6900, Page 497 said Register's Office.

Charter for The Woodlands Homeowner's Association of record in Book 8454, Page 246 said Register's Office.

By-Laws of the Woodlands Homeowner's Association of record in Book 7334, Page 149 and in Book 7408, Page 289 said Register's Office.

Dedication of Common Area to The Woodlands Homeowner's Association of record in Book 8472, Page 310 said Register's Office.

Conveyance of Easement to the State of Tennessee of record in Book 7917, Page 422 said Register's Office.

Sanitary Sewer and/or Storm Drainage Easement of record in Book 6710, Page 495; Book 7091, Page 428; and Book 854, Page 230 said Register's Office.

Stormwater Detention Agreement of Record in Book 7336, Page 3 said Register's Office.

Deeds to the Metropolitan Government of Nashville and Davidson County for Waterand Sewer Mains of record in

Book 8541, Page 241 and Book 8541, Page 247 said Register's Office.

This is improved (_X__) Unimproved (____) property, known as **664 Magnolia Lane, Nashville, TN 37211**

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 its hand by its duly authorized officer this **27th** day of **February, 2014.**

American Consulting Corporation,

By:_____
DALE HIRE, PRESIDENT

By:_____

By:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Dale Hire, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of American Consulting Corporation, the within named bargainor, a Tennessee Corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such President.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **February, 2014.**

_____
Notary Public

My Commission Expires:

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017