BILL GARRETT, Davidson County
Trans:T20140018152 DEEDWARR
Recvd: 03/18/14 13:47 2 pgs
Fees:13.00 Taxes:227.55
20140318-0022391

State of Tennessee
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,500.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF March, 2014.

Notary Public
MY COMMISSION EXPIRES: 7-19-16

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
JOSHUA B. GRAHAM	New Owner	049-00-0/100.00
(NAME)	(NAME)	
3806 WHITES CREEK PIKE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, MATTHEW A. SALYER AND DANYELL C. SALYER, HUSBAND AND WIFE, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSHUA B. GRAHAM, AN UNMARRIED MAN, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN THE 12TH, FORMERLY THE 21ST CIVIL DISTRICT OF DAVIDSON COUNTY, TN DESCRIBED ACCORDING TO A SURVEY MADE BY RALPH W.C. LAMBERT, SURVEYOR, JANUARY 31, 1995, AS FOLLOWS:

BEGINNING AT THE CENTER OF WHITE'S CREEK PIKE AT THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO JESSE E. STROUD AND WIFE, BY DEED FROM KATHLEEN BURTON, OF RECORD IN BOOK 2282, PAGE 267, REGISTER'S OFFICE FOR SAUD COUNTY; THENCE WITH THE CENTER OF SAID PIKE, SOUTH 38 DEG. EAST 110 FEET TO THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO JAMES H. PIRTLE AND WIFE, BY DEED FROM P.M. CHAFFIN AND WIFE, OF RECORD IN BOOK 2332, PAGE 280, SAID REGISTER'S OFFICE; THENCE WITH THE NORTHWESTERLY LINE OF SAID PIRTLE PROPERTY, SOUTH 47 DEG. 10' WEST 886 FEET TO THE CENTER OF WHITE'S CREEK; THENCE WITH THE CENTER OF SAID CREEK, NORTH 28 DEG. 30' WEST 100 FEET TO AN IRON PIN, THE SOUTHWEST CORNER OF SAID STROUD PROPERTY; THENCE WITH THE SOUTHEASTERLY LINE OF SAID STROUD PROPERTY NORTH 46 DEG. 30' EAST 858 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MATTHEW A. SALYER AND DANYELL C. SALYER, HUSBAND AND WIFE, BY SPECIAL WARRANTY DEED FROM BANK ONE, NATIONAL ASSOCIATION, FKA THE FIRST NATIONAL BANK OF CHICAGO, AS TRUSTEE, RECORDED ON NOVEMBER 4, 2003 IN INSTRUMENT NO. 20031104-0161571, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 3806 WHITES CREEK PIKE, NASHVILLE, TN

37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 14th day of March, 2014.

Matthew A Salyer
MATTHEW A. SALYER

Danyell C. Salyer
DANYELL C. SALYER

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, MATTHEW A. SALYER AND DANYELL C. SALYER, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 14th day of March, 2014.

NOTARY PUBLIC
My commission expires: 7-19-16

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY