WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/11/14 08:24 3 pgs
Fees:18.00 Taxes:462.50
20140411-0030288

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$125,000.00.**

Affiant

Subscribed and sworn to before me this 7th day of March, 2014

Notary Public

My Commission expires: 11-6-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Alan Huffman	New Owner	09204028800
1003 Holly Tree Gap Road		
Brentwood, TN 37027	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Joseph Graves, Michael Graves, Clarence Graves, and Donn Graves**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Alan Huffman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

913 Warren Street:

Land in Davidson County, Tennessee, being the southerly 32 feet of Lot No. 20 on the Map of C. M. Holt's Plan of Lots, as of record in Book 21, page 33, Register's Office for Davidson County, Tennessee.

Said part of said lots fronts 32 feet on the Westerly side of Warren Street, formerly Holt Street, and runs back between lines 136 feet more or less to an alley.

Being the same property conveyed to Lavonia Roberts by deed from Eugene Hambrick and wife, Lucille Hambrick dated June 24, 1952 and found of record in Book 2086, page 415, Register's Office for Davidson County, Tennessee. Said Lavonia Roberts having since died intestate on January 27, 1980 and her only heir at law being Evelyn R. Graves as shown by affidavit of heirship in Book 5775, page 528 and Instrument Number 20140411-0030286 **, Register's Office for Davidson County, Tennessee. Said Evelyn R. Graves having since died leaving a Last Will & Testament naming her sons Joseph Graves, Michael Graves, Clarence Graves and Donn Graves her heirs at law. Said Last Will & Testament and Order to Probate for Muniment of Title as shown as in Probate Case # 14P211, Probate Office for Davidson County, Tennessee. Court certified copies of the said Last Will & Testament and Order to Probate are recorded herewith in Instrument Numbers 20140321-0023512 and 20140321-0023511, Register's Office for Davidson County, Tennessee.**

911B Warren Street:

Being one-half of Lot No. 21 on Holt Addition to Nashville, Tennessee, the North 25 feet of said Lot which fronts on the west side of Holt Street or Warren Street and runs back between parallel lines 136 feet to an alley as shown on Plat of record in Plat Book 21, page 33, Register's Office for Davidson Coounty, Tennessee.

Being the same property conveyed to Mattie Rankin by deed from M I Lusky dated 4/13/1920 of record in Book 541, page 227, Register's Office for Davidson County, Tennessee. Said Mattie Rankins having since died intestate and leaving only one heir at law, Lavonia Roberts as shown by Affidavit of Heirship of record in Instrument Number 20140411-0030287 **, Register's Office for Davidson County, Tennessee. Said Evelyn R. Graves having since died leaving a Last Will & Testament naming her sons Joseph Graves, Michael Graves, Clarence Graves and Donn Graves her heirs at law. Said Last Will & Testament and Order to Probate for Mumiment of Title as shown as in Probate Case # 14P211, Probate Office for Davidson County, Tennessee. Court certified copies of the said Last Will & Testament and Order to Probate are recorded herewith in Instrument Numbers 20140321-0023512 and 20140321-0023511, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 21, Page 33, Register's Office Davidson County, Tennessee.

This is improved property known as: **911B and 913 Warren Street, Nashville, TN 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 12, 2014.

Joseph Graves

Michael Graves

Clarence Graves

Donn Graves

STATE OF Tennessee
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Michael Graves and Donn Graves** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 17th 2014

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Kansas
COUNTY OF Wyandotte

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Joseph Graves** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 12 2014

My commission expires April 22, 2017

Notary Public

MEGAN SPEARMAN
Notary Public - State of Kansas
My Appt. Expires 4-22-2017

STATE OF Tennessee
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Clarence Graves** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 17th 2014

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2016
STATE OF TENNESSEE