WARRANTY DEED

Record & Return
WATAUGA TITLE CO., INC.
5110 Maryland Way #120
Brentwood TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,828.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2014

Notary Public

MY COMMISSION EXPIRES: 10-23-17

(AFFIX SEAL)

THOMAS I. BOTTOMORE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sean Queener	MIG	161-11-0A-041.00CO
(NAME)	(NAME)	
383 Huntington Ridge Drive	8320 E. Walker Springs Ln	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Knoxville TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Robert L. Graves, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Sean Queener, unmarried, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 41, HUNTINGTON RIDGE TOWNHOUSES, as shown on plat of record in Plat Book 4675, Page 9, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Robert L. Graves and wife, Delores Graves by Warranty Deed from Julie Ann Hord, An Unmarried Person, recorded on the 20th day of June, 1995 in Deed Book 9706, Page 919, in the Register's Office of Davidson County, Tennessee. Said interest is now vested in Robert L. Graves, as surviving tenant by the entirety, the said Dolores Graves, having died on July 12, 2009 in Davidson County, Tennessee. Delores Graves is also known as Dolores Graves.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 383 Huntington Ridge Drive, Nashville, TN 37211
(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 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.

BILL GARRETT, Davidson County
Trans:T20140040820 DEEDWARR
Recvd: 06/10/14 13:59 2 pgs
Fees:13.00 Taxes:476.66
20140610-0050415

Witness my hand this 30th day of May, 2014.

Robert L. Graves

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 30th day of May, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Robert L. Graves**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 27, 2015