BILL GARRETT, Davidson County
Trans:T20140056540 DEEDWARR
Recvd: 08/04/14 12:14 2 pgs
Fees:13.00 Taxes:677.10
20140804-0069633

WARRANTY DEED

BR14-0508

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF July, 2014.

Notary Public

MY COMMISSION EXPIRES: SEP 20 2016
(AFFIX SEAL)

KRISTEN M. TRANI
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick DesJardins	NEW OWNER (NAME)	
508 Landmark Ct. (ADDRESS)	(ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	147-11C-005.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we WILLIAM B. GRAVES AND WIFE, MARGARET CRUTCHFIELD GRAVES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PATRICK DESJARDINS, unmarried, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

certain Townhouse located in Davidson County, Tennessee, being Unit No. 5 of Landmark Townhomes, as established by Declaration of Covenants, Conditions and Restrictions for Landmark Townhomes, of record in Instrument No. 20080110-0002933, as amended in Instrument No. 20080220-0016617 and Instrument No. 20080305-0022273, and further amended and restated in Instrument No. 20081230-0123435 and Instrument No. 20110930-0075885, which reference to Unit Site Layout Plan attached as Exhibit(s) to said Declaration and amendments is hereby made for a more accurate location and description of said Unit, together with an undivided percentage interest in the Common Elements as set forth in said Declaration, as amended.

Being the same property conveyed to Sally Raistrick by Warranty Deed from Meridian Construction Company, LLC, of record in Instrument No. 20090914-0085632, Register's Office for Davidson County, Tennessee, dated September 8, 2009 and recorded on September 14, 2009.

Being the same property conveyed to William B. Graves and wife, Margaret Crutchfield Graves by Warranty Deed from Sally Raistrick, unmarried, of record in Instrument No. 20131015-0107603, Register's Office for Davidson County, Tennessee, dated October 9, 2013 and recorded on October 15, 2013.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 2663, pages 66 and 67, Book 6846, Page 591, Instrument No. 20080110-0002933, Instrument No. 20080220-0016617, Instrument No. 20080305-0022273, Instrument No. 20081230-0123435, Instrument No. 20080110-0002933, Instrument No. 20081230-0123435, Instrument No. 20110930-0075885, Instrument No. 20110930-0075886, Instrument No. 20110930-0075885, Instrument No. 20071109-0132241, Instrument No. 20071109-0132228, Instrument No. 20100219-0013000, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 508 Landmark Ct., Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 my/our hand(s) this 31st day of July, 2014.

William B. Graves

Margaret Crutchfield Graves

STATE OF Tennessee
COUNTY OF Davidson

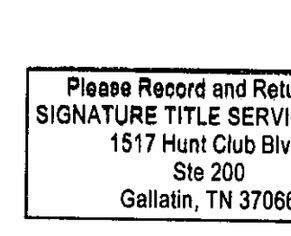
On this the 31st day of July, 2014, before me personally appeared William B. Graves and wife, Margaret Crutchfield Graves to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of July, 2014.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066