BILL GARRETT, Davidson County
Trans:T20140056909 DEEDWARR
Recvd: 08/05/14 09:52 2 pgs
Fees:13.00 Taxes:691.90
20140805-0070073

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $187,000.00 (One Hundred Eighty Seven Thousand).

AFFIANT

Subscribed to and sworn before me this 30th day of July, 2014.

NOTARY PUBLIC MY COMMISSION EXPIRES

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. (NOTARY SEAL)

My Commission Expires OCT 18, 2016

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Craig F. Jackson 4136 Brick Church Pike Whites Creek, TN 37189	Same as New Owner	04100003200

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LYDIA GRACE GRAVES AND ERIC F. GRAVES, wife and husband** HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **CRAIG F. JACKSON**, HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in the 10th, formerly the 22nd, Civil District of Davidson County, Tennessee, being part of Lot No. 5 in the Division of the Thomas J. Shaw Lands, of record in Minute Book Q, Page 470, County Court for said County, and described according to a survey made September 11, 1954, by J.E. Maddux, Surveyor.

Beginning at a point in the southwesterly margin of Brick Church Pike on the line between Lots Nos. 5 and 6, and running thence 496.7 feet due south to a point; thence north 88 degrees west 682.5 feet to a point; thence north 1-1/2 degrees east 447.2 feet to a point; thence south 69 degrees east 142 feet; thence north 38 degrees east 386.1 feet to the southwesterly margin of Brick Church Pike; thence along the said margin of Brick Church Pike south 52 degrees east 402.3 feet to the beginning.

INCLUDED in the above description, but specifically EXCLUDED thereform is a portion of the premises conveyed to James E. Speight, Jr., and wife Brenda S. Speight, of record in Book 4236, Page 332, Register's Office for Davidson County, Tennessee, as corrected by deeds of correction, of record in Book 4351, Page 99 and Book 4545, Page 868, said Register's Office, said portion being described as follows:

Land in the 10th, formerly the 22nd, Civil District of Davidson County, Tennessee, being part of Lot 5 in the Division of the Thomas J. Shaw Lands, of record in Minute Book "Q", Page 470, County Court of said County, and described partly according to a survey made September 11, 1954, by J.E. Maddux, Surveyor, as follows:

Beginning at a point in the southwesterly margin of Brick Church Pike in the line between lots Nos. 5 and 6, and running thence 496.7 feet due south to a point; thence north 88 degrees west 370 feet along the fence bounding the J.A. Bozeman, Jr. land to an iron pin in the fence line; thence north 23 degrees 00' east 602.3 feet along a line bounding the James E. Speight property to an iron pin on the southerly right-of-way line of Brick Church Pike; thence along the southerly right-of-way line and with a curvature to Brick

Church Pike in an easterly direction 140 feet to an iron pin, the point of beginning.

Being the same property conveyed to Lydia Grace Graves and spouse, Eric F. Graves from Matthew J. Barber and spouse, Estera Barber by deed of record in Instrument #20100119-0004517, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **4136 BRICK CHURCH PIKE** **WHITES CREEK,TN37189**

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to allgenders.

WITNESS, this 30th day of July, 2014

Lydia Grace Graves

Eric F. Graves

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of July, 2014, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Lydia Grace Graves and Eric F. Graves** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 30th day of July, 2014.

Notary Public

Commission Expires:

JEFFEREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT 16, 2016