Davidson County DEEDWARR
Recvd: 08/20/14 14:07 2 pgs
Fees:13.00 Taxes:390.35
20140820-0075940

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1270

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Grace Romani 403 Claircrest Dr #403 Nashville, TN 37013	N. Grands Residential Mtg 8001 N Central Expressway Ste 750 Dallas, TX 75243	162-1-B-4.00

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $105,500.00

Affiant

Subscribed and sworn to before me, this the 15th day of August, 2014.

Notary Public

My Commission Expires: _____
(Affix Seal)

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 5, 2015

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Richard Graben and Karen Graben, husband and wife, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Grace Romani, a single woman ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in \ County, **Tennessee**, to wit:

DON-DAVS

Land in Davidson County, Tennessee, being Lot No. 4 on the plan of Revision to Units 1 thru 7, Clairmont, Phase Three, as shown on the plan of record in Plat Book 6050, page 486, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard Graben and wife, Karen Graben by Warranty Deed from Peter R. Lowry and Cynthia E. Lowry, husband and wife, dated June 18, 2010, recorded June 21, 2010, of record in Instrument No. 20100621-0048191, Register's Office for Davidson County, Tennessee.

This is improved property located at: **403 Claircrest Drive,#403, Nashville, TN 37013**

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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 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, 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 all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of **August, 2014.**

GRANTOR(S)

Richard Graben

Karen Graben

STATE OF ALABAMA

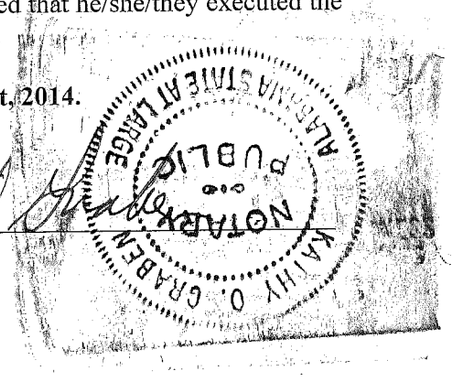
COUNTY OF Franklin

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Richard Graben and Karen Graben** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 13th day of **August, 2014.**

Notary Public

My Commission Expires: 5/7/2018



True Copy Certification

I, Connie Buchanan, do hereby make oath that I am 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.

Connie Buchanan

State of Tennessee / County of Wilson SS:

Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

