WARRANTY DEED
VB2014 0140

Davidson County DEEDWARR
Recvd: 09/09/14 07:25 3 pgs
Fees:18.00 Taxes:138.75
20140909-0082226

OATH OF CONSIDERATION:

SS.
STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $37,500.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 8TH DAY OF SEPTEMBER, 2014

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-3-2017

CHARLES E. WALKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
VANDYBINE TITLE & ESCROW, INC.
69 THOMPSON LANE
NASHVILLE, TENNESSEE 37211
OFFICE: (615) 367-5111

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Michael A. Graves **1001 Anita Drive** **Old Hickory, TN 37138-3305**	**Same**	**044 13 0 049.00**

WARRANTY DEED

FOR AND IN CONSIDERATION OF ten dollars ($10) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, Norman J. Clements and Tina Marie Clements, *(hereinafter called the "Grantors")*, have this day bargained and sold, transferred and conveyed and by these presents do bargain, sell, transfer and convey unto Michael A. Graves, *(hereinafter called "Grantee")*, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Property located in Davidson County, Tennessee, being Lot No. 22, on the Map of Knoll Subdivision of record in Plat Book 2330, Page 94, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Norman J. Clements and wife, Tina Marie Clements by Quitclaim Deed from Michael Ray Vinsant and wife, Vickie Vinsant, dated April 15, 2013, recorded April 16, 2013 of record in Instrument # 20130416-0037724, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as **1001 Anita Drive, Old Hickory, TN 37138-3305**

THIS CONVEYANCE IS SUBJECT TO:
(1) Current year's property taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All matters appearing on the plan of record; (5) All applicable government and zoning regulations;

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said real estate, have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantors" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 8th day of September, 2014.

GRANTORS:

Norman J. Clements

Norman J. Clements

Tina Marie Clements

Tina Marie Clements

SS.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared Norman J. Clements and Tina Marie Clements, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 8th day of September, 2014.

Notary Public
My Comm. Exp.: July 7, 2017

CHARLES E. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Charles Walker, 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.

CHARLES WALKER

State of Tennessee
County of Davidson

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

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

JULIE COONE, NOTARY PUBLIC
My commission expires: May 24, 2017