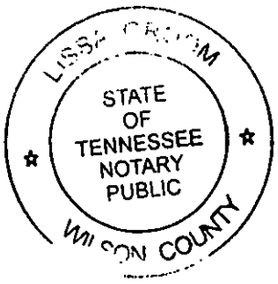
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,971.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 9.17.16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Graves II and Kayla Graves, husband and wife as joint tenants with right of survivorship	Franklin American Mortgage Co.	064160d019000 CO
(NAME)	(NAME)	
2625 Spring Farm Lane	501 Corporate Centre Drive, Suite 400	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL CARRETT, Davidson County
Trans:T20140088796 DEEDWARR
Recvd: 11/25/14 10:56 2 pgs
Fees:13.00 Taxes:665.89
20141125-0108625

FOR AND 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, WE, Adam D. Faughn and spouse, Leah Faughn, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Graves II and Kayla Graves, husband and wife as joint tenants with right of survivorship, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 327 on the Plan of Truxton Park, Section Four, as of record in Plat Instrument No. 200205280064435, Register's office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Adam D. Faughn and spouse, Leah Faughn, by deed of record in Instrument Number 20080304-0021436 Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Instrument Nos. 200010110100896, 200010300107559, 200105220052910, 200201230009419, 200207180086907; Register's office of said County. By-Laws as shown of record in Instrument Number 200011010108604, Register's Office for said County. Subject to all matters as set forth per Plat in Instrument Number 200205280064435, Register's Office for said County. Easements as shown of record in Book 5699, Page 535; Book 4910, Page 838; Book 7877, Page 328; Instrument Number 200012080121300; Register's office for said County. Charter of Homeowner's Association as shown of record in Instrument Number 200011010108603, Register's Office for said County. Stormwater Detention Agreement of record in Instrument Number 200008240083612, said Registers' Office. Quit Claim Deed conveying common area to Truxton Park HOA Inc., of record in Instrument Number 200503110027269, said Register's office.

unimproved ☒

This is improved ☐ property, known as 2625 Spring Farm Lane, Hermitage, TN 37076
(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.

Witness our hands this 21st day of November, 2014.

Adam D. Faughn

Leah Faughn

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Adam D. Faughn and Leah Faughn, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 21st day of November 2014.

Commission expires: 7-30-17

Notary Public

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017

RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122