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|---|---|
| Davidson County DEEDWARR<br>Recvd: 02/09/15 13:40 3 pgs<br>Fees:18.00 Taxes:5457.50<br>**20150209-0011900** | STATE OF TENNESSEE<br>COUNTY OF Williamson<br><br>The actual consideration or value, whichever is greater, for this transfer is $1,475,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 6th day of February, 2015.<br><br>Notary Public<br><br>My commission expires: |

KAREN FORD MARLIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

**THIS INSTRUMENT WAS PREPARED BY**
**Windmill Title, LLC**
**7103 Bakers Bridge Ave., Ste 103**
**Brentwood, TN 37027**
**Phone: (615) 613-0483**

FTEC File 32170

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Information for Reference Purposes: |
|---|---|---|
| **Paul Gravette** | Bank of America, N.A.<br>c/o PHH Mortgage | **130 03 0 113.00** |
| **615 Westview Avenue** | 5201 Gate Parkway | |
| **Nashville, TN 37205** | Jacksonville, FL 32256 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Robert H. Elman, and wife, Sylvia Elman**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Paul Gravette and Leigh Ann Gravette**

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Davis Estates, Section 3 of record in Plat Book 4175, Page 24, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 8 fronts 185 feet on the westerly side of Westview Avenue, and runs back between parallel lines, 325 feet to a dead line.

Being the same property conveyed to Robert H. Elman and wife, Sylvia Elman by Warranty deed from Bill F. Cook and wife, Elaine P. Cook of record in Book 7338, page 657, Register's Office for Davidson County, Tennessee, dated 08/27/1987 and recorded on 08/28/1987.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 615 Westview Avenue, Nashville, TN 37205.

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 HANDS EFFECTIVE AS OF February 6, 2015:

Robert H Elman by Ryan Rafoth ATTORNEY IN FACT

Robert H. Elman by attorney in fact, Ryan Rafoth

Sylvia Elman by Ryan Rafoth ATTORNEY IN FACT

Sylvia Elman **by attorney in fact, Ryan Rafoth**

| | | |
|---|---|---|
| **STATE OF TENNESSEE** | ) | **ACKNOWLEDGEMENT FOR** |
| | ) | **SIGNATURE MADE BY** |
| **COUNTY OF** Williamson | ) | **ATTORNEY-IN-FACT** |

Personally appeared before me, a Notary Public of said County and State, Ryan Rafoth , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Robert H. Elman ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 6th day of February, 2015.

My Commission Expires: 6-5-16

Notary Public

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF DORA L. MOBLEY

| | | |
|---|---|---|
| **STATE OF TENNESSEE** | ) | **ACKNOWLEDGEMENT FOR** |
| | ) | **SIGNATURE MADE BY** |
| **COUNTY OF** Williamson | ) | **ATTORNEY-IN-FACT** |

Personally appeared before me, a Notary Public of said County and State, Ryan Rafoth , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Sylvia Elman ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 6th day of February, 2015.

My Commission Expires: 6-5-16

Notary Public

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF DORA L. MOBLEY

20151001R

# True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:




My Commission Expires MAY 3, 2016