(Notary Stamp)	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $129,900.00. Affiant Subscribed and sworn to before me, this 6th day of February, 2015. Notary Public My commission expires:_____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Eric Fletcher and Tina Fletcher	First Bank	**074 08 0 214.00**
139 Jacksonian Drive	P.O. Box 986	
Hermitage, TN 37076	Newark, NJ 07184-0986	

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 ACKNOWLEDGE, WE,

Charles Wayne Graves and Teresa Ann Howell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eric Fletcher and Tina Fletcher, husband and wife

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:

Land in Davidson County, Tennessee, being Lot No. 1029 on the Plan of Section Ten, Hermitage Hills of record in Plat Book 3600, Page 50, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles Richard Graves and wife, Ruth Crawford Graves, as tenants by the entirety by Quitclaim deed from Ruth Crawford Graves of record in Book 6189, page 852, Register's Office for Davidson County, Tennessee, dated 12/06/1983 and recorded on 12/07/1983.

Being also known as 139 Jacksonian Drive Hermitage, TN 37076.Being the same property conveyed to Charles Wayne Graves & Teresa Ann Howell by Will of Ruth Graves, deceased, as shown in Order to Probate Only of record in Instrument No. 20140919-0086344 Register's Office for Davidson County, Tennessee, dated 09/18/2014 and recorded on 09/19/2014.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved **(X)** unimproved ( ) property known as 139 Jacksonian Drive Hermitage, TN 37076.

BILL GARRETT, Davidson County
Trans:T20150010071 DEEDWARR
Recvd: 02/09/15 14:20 2 pgs
Fees:13.00 Taxes:480.63
20150209-0011955

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 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 6th day of February, 2015.

Charles Wayne Graves

Teresa Ann Howell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, a Notary Public of said County and State, Charles Wayne Graves and Teresa Ann Howell the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed this instrument for the purposes therein contained.

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



Notary Public

My Commission Expires:

File #: **415003**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 ISABELLA LANE, SUITE 105
BRENTWOOD, TN 37027