File 26928-8 BOX 14

# WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $176,500.00.

Affiant

Subscribed and sworn to before me, this the 6th day of March, 2015.

Notary Public

My commission expires: 11-15-15

(AFFIX SEAL)

DIANA AUBIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150017519 DEEDWARR
Recvd: 03/11/15 08:54 2 pgs
Fees:13.00 Taxes:653.05
20150311-0020671

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| Ryann King | U.S. Bank National Association | Map 128120C Parcel 014.00co |
| 1118 Woodbury Falls Court | P. O. Box 20005 | |
| Nashville, TN 37221 | Owensboro, KY 42304-0005 | |

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

**Kimberly Rollins Graham**

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

**Ryann King, a single woman**

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. 1118, on the Plan of Woodbury Townhomes, Phase I, as shown on the Plat recorded as Exhibit "E" of the Declarations of Covenants, Conditions and Restrictions of record in Instrument No. 20050216-0017693, amended in Instrument No. 20060310-0028278, 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 Kimberly Rollins, an unmarried woman, by Deed dated January 26, 2010 from Marquis Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20100127-0006949, Register's Office for Davidson County, Tennessee. Kimberly Rollins is now married and is now known as Kimberly Rollins Graham.**

**Clayton Graham, spouse of the above named Kimberly Rollins Graham, joins in this conveyance for the purpose of releasing any and all rights he/she may have in and to the above described property, including any marital rights and homestead exemption.**

**Conveyance of the above described parcel is subject to the following: 1) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property. 2) All matters shown on the plat of Woodbury Townhomes, Phase I, as recorded in Instrument No. 20050216-0017693, and amended in Instrument No. 20060310-0028278, and 20080201-0010772, Register's Office of Davidson County, Tennessee. 3) Declaration of Covenants, Conditions and Restrictions, Charter and By-Laws of record in Instrument No. 20060310-0028278, and 20080201-0010772, Register's Office for Davidson County, Tennessee. 4) Charter of Homeowners' Association, Inc. of record in Instrument No. 20060309-0027744, Register's Office for Davidson County, Tennessee. 4) Easement for Utilities and Sanitary Sewer of record in Book 5074, Page 856, Book 5074, Page 945 Register's Office for Davidson County, Tennessee. 5) Storm Water Detention Agreement of record in Instrument No. 20050118-0005578, Register's Office for Davidson County, Tennessee. 6) Conveyance to State of Tennessee of record in Book 8083, Page 534, Book 8083, Page 541, and Book 8083, Page 547, said Register's Office. 7) Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed. 8) Subject to rights of others in and to the common areas and/or elements. 9) Easement Agreement of record in Instrument No. 20120810-0071791, Register's Office for Davidson County, Tennessee.**

This is improved (__X__) Unimproved (____) property, known as **1118 Woodbury Falls Court, Nashville, TN 37221**

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 my/our hand(s) this **6th** day of **March, 2015.**

Kimberly Rollins nka Kimberly Rollins Graham

**Kimberly Rollins nka Kimberly Rollins Graham**

Clayton Graham

**Clayton Graham**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Kimberly Rollins nka Kimberly Rollins Graham and Clayton Graham,** the within named sellers, 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 Nashville, Tennessee, this **6th** day of **March, 2015.**

**Notary Public**

**My Commission Expires:**_____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017