Return To: Bridgehouse Title

(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150055876 DEEDWARR
Recvd: 07/10/15 09:19 2 pgs
Fees:13.00 Taxes:1785.25
20150710-0067078

P-CPC-15-330

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $482,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gregory A. Page	**SWBC Mortgage Corporation**	
(NAME)	(NAME)	**103-12-0-185.00**
915 Twin Elms Ct.	**9311 San Pedro, Ste. 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**San Antonio, TX 78216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **SYLVIA GRAHAM, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GREGORY A. PAGE, UNMARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 14 of Block F on the Plan of Cherokee Park, as of record in Book 547, Pages 169 and 170, amended in Book 7326, Page 974 and Book 9996, Page 194, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sylvia Graham, unmarried by Warranty deed from Ronald L. Marcou of record in Book 11432, page 182, Register's Office for Davidson County, Tennessee, dated April 8, 1999 and recorded on April 14, 1999.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 547, Pages 169 and 170;
- Charter of record in Instrument No. 20000531-0054011, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **330 Lauderdale Rd, Nashville, Tennessee 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 hand(s) this the 7th DAY OF JULY, 2015.

Sylvia Graham

Sylvia Graham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SYLVIA GRAHAM, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of July, 2015.

Notary Public
My Commission Expires: _____
(SEAL)



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Nashville, TN 37212