WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150089132 DEEDWARR
Recvd: 10/20/15 10:49 2 pgs
Fees: 13.00 Taxes: 333.00
20151020-0106456

REBECCA CAMPBELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 01-26-2016

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of October, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Riverside Dev., LLC	SAME	136-07-0-071.00
(NAME)	(NAME)	
131 Forest Retreat Rd		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Steven Reed Graff,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Riverside Dev., LLC, a Tennessee limited liability company,** 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. 106 on the Plan of Priest Lake Park, Section Two, of record in Plat Book 4175, Pages 56, 57 and 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.

BEING the same property conveyed to Steven Reed Graff by Quitclaim Deed from Barbara Louise Graff (executed as Barbara Graff), dated 12/15/99 and recorded 10/15/09 in Instrument Number 20091015-0095544; and the same property previously conveyed to John A. Graff and wife, Barbara Louise (spelled Luise on Deed) Graff, by Warranty Deed from Alfred H. Wenz and wife, Shirley G. Wenz, dated 7/26/71 and recorded 8/4/71 in Book 4526, Page 183, Register's Office for Davidson County, Tennessee.

The said John A. Graff reportedly died on 10/11/99.

unimproved ☐

This is improved ☑ property, known as 3815 Lake Aire Drive, Nashville, TN 37217
(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 my/our hands this 19th day of October, 2015.

Steven Reed Graff

State of Tennessee
County of Sumner

Personally appeared before me Steven Reed Graff, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

~~WITNESS my~~ hand and seal this 19th day of October, 2015.

Rebecca Campbell

Notary Public Rebecca Campbell
My Commission Expires: _____

File No.: 151103

