RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160005931 DEEDWARR
Recvd: 01/25/16 08:52 2 pgs
Fees:13.00 Taxes:841.75
20160125-0006502

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of January, 2016

Notary Public

MY COMMISSION EXPIRES: 9.18.17

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
Commission Expires SEPT. 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Walfe A Graven	SWBC Mortgage	186-04-0-B-035.00 CO
(NAME)	(NAME)	
7839 Kemberton Drive West	9311 San Pedro Ave. #100	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	San Antonio, TX 78216	
(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, We, **Sarah B Blanchard, unmarried and Darren R Redfield, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Walfe A Graven, a married woman,** hereinafter called the GRANTEE, her 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 Unit No. 35, Village of Burkitt Place, Declaration of Covenants, Conditions and Restrictions, as shown on Plat of record in Instrument No. 20070207-0016043 Amended at Instrument No. 20070208-0016738 and as shown on Plat of Burkitt Place, Phase 2C recorded at Instrument No. 20070125-0010028 corrected at Instrument No. 20070214-0018953, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.**

Being the same property conveyed to Sarah B Blanchard, unmarried and Darren R Redfield, unmarried by deed of record in Instrument 20080219-0015603, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 7839 Kemberton Drive West, Nolensville, TN 37135
(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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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.

BOX 10-A

Witness my/our hands this 20th day of January, 2016.

Sarah B Blanchard

Darren R Redfield

State of Tennessee
County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Sarah B Blanchard and Darren R Redfield, the bargainor(s), 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 seal this 20th day of January, 2016.

Notary Public Sondra Reece
My Commission Expires: 3/1/2019

SONDRA REECE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

File No.: 20057