Davidson County DEEDWARR
Recvd: 04/21/16 08:24 3 pgs
Fees:18.00 Taxes:814.00
20160421-0038561

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $220,000.00.

Affiant

Subscribed and ~~sworn~~ to before me, this 18th **day of April, 2016.**

Notary Public
My commission expires: 11/5/19

CONNIE TAYLOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

05-1603-66822

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Anthony Brewster, Jr. 707 Nella Drive Goodlettsville TN 37072	New Owner	033-14-0-056.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Nadine Hempker Graves, an unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Anthony Brewster, Jr. and Victoria Brewster, husband and wife, and Jonathon Flack and Jennifer Flack, husband and wife**, hereinafter called the Grantees, their successors 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. 17, on the Plan of Pleasant Hill, of record in Book 2900, Page 69, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Beginning at a point in the southwesterly margin of Nella Drive at the corner of Lot Nos. 16 and 17, thence with the line between said lots, southwesterly 340.8 feet to a point; thence southwesterly 165.75 feet to a concrete monument; thence easterly 44.67 feet to a concrete monument in the west margin of a 50-foot unnamed street on said plan; thence with the margin of the same, northeasterly 256.44 feet to the beginning of a curve; thence around said curve northerly 35.75 feet to the margin of Nella Drive; thence with the margin of Nella Drive; thence with the margin of the same northwesterly 70.12 feet to the point of beginning.

Being the same property conveyed to David Graves and David F. Graves, Jr by deed from Betty L. Duvall, unmarried, dated December 18, 1992, recorded December 21, 1992, of record in Book 8820, Page 127, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to David F. Graves, Jr. by Quitclaim Deed from David Graves, dated February 5, 1993, of record in Book 8860, Page 617, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to David F. Graves, Jr. and wife Nadine Hempker Graves by Quitclaim Deed from David F. Graves, Jr., dated February 5, 1993, of record in Book 8860, Page 619, Register's Office for Davidson County, Tennessee.

The said David Franklin Graves, Jr. died February 10, 2009. David F. Graves and David Franklin Graves, Jr are one and the same person.

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 property is improved property known as 707 Nella Drive, Goodlettsville, TN 37072.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 18th day of April, 2016.

X _____
Nadine Hempker Graves

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Nadine Hempker Graves**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 18th day of April, 2016.

X _____
Hutch Henderson
State of Tennessee at Large

My Commission expires: 02/25/20

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

TRUE COPY CERTIFICATION

I, Connie Taylor, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Taylor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Greg Fairbetter, a notary public for this count and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires:

11/06/2017