BILL GARRETT, Davidson County
Trans: T20160034976 DEEDWARR
Recvd: 04/28/16 09:42 2 pgs
Fees: 13.00 Taxes: 625.30
20160428-0041374

RECORD & RETURN TO:
Midtown Title, LLC
1704 Charlotte Ave., Ste 105
Nashville, TN 37203
File No.: E16-0056

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,000.00

L.M. C
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2016

Amanda Vaughn
Notary Public

MY COMMISSION EXPIRES: 8/23/2016
(AFFIX SEAL)

AMANDA VAUGHN
Notary Public
State of Tennessee
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Monica L. Zackery	First National Bank of Middle Tennessee	174-07-0A-037.00 CO
(NAME)	(NAME)	
5627 Hickory Park Dr.	1608 Williams Dr., Ste 301	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37129	
(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, **Barry W. Graves and Joy Graves,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Monica L. Zackery, an unmarried 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:

Being of Lot No. 66 on the Final Plat, Cluster Lot Development, Rivendell Woods, Phase One – Section Three, on the Final Plat, Cluster Lot Development, Rivendell Woods, Phase One – Section Three, according to plat and survey of record in Instrument No. 20080220-0016770, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Barry W. Graves, by Quitclaim Deed from Kelly Lynn Graves, of record in Instrument No. 20140326-0024714, dated March 10, 201 and recorded March 26,2014, Register's office for Davidson County, Tennessee, and also being the same property conveyed to Barry W. Graves and Kelly L. Graves, husband and wife, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated August 28, 2008, and recorded on September 3,2008.

Joy Graves, spouse of the of the above named Barry W. Graves, joins in this conveyance, soley for releasing all rights she may have to and in the above described property, especially marital rights.

unimproved ☐

This is improved ☑ property, known as 5627 Hickory Park Dr., Antioch, TN 37013
(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 22nd day of April, 2016.

Barry W. Graves

Joy Graves

State of Tennessee
County of Williamson

Personally appeared before me Barry W. Graves and Joy Graves, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of April, 2016.

Notary Public ~~Beth Hazelwood~~
My Commission Expires: 3-10-2019

File No.: 10616

ARTRINNA MINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 10, 2019