Davidson County DEEDWARR
Recvd: 08/02/16 12:32 3 pgs
Fees:18.00 Taxes:2593.70
20160802-0079699

33118

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #16-1273

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carlin G. Graham, married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Bruce G. Kirchhofer and Jamie A. Kirchhofer, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit B, together with the appurtenant interest in the common elements of 4204 Lone Oak Cottages, a horizontal property regime with private elements established by Declaration in Instrument No. 20141001-0090463, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration, and being located upon Lot No. 19 on the Plan of Neil Hunt Subdivision of record in Plat Book 974, page 19 as amended in Instrument No. 20150408-0030953, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Carlin G. Graham, a married woman by deed from Carlin G. Graham, formerly known as Carlin M. Gray, a married woman, who acquired title as an unmarried woman and joined by her spouse, Lewis Baird Graham, of record as Instrument No. 20080822-0086485 and corrected in Instrument No. 20150408-003953, dated July 8, 2008, said Register's Office.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4204 B Lone Oak Road, Nashville, TN 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 29th day of July, 2016.

Carlin G Graham

Carlin G. Graham

State of Tennessee)
County of Davidson)

On this 29th day of July, 2016, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Carlin G. Graham, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 701,000.00.**

Affiant

Sworn and subscribed before me on this the 29th day of July, 2016.

Notary Public

My Commission Expires: _____

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

NEW OWNER:
Bruce G. Kirchhofer
4204 B Lone Oak Road
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
131-3-1N-2.00

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:

