BILL GARRETT, Davidson County
Trans:T20160067183 DEEDWARR
Recvd: 08/04/16 09:17 2 pgs
Fees:13.00 Taxes:647.50
20160804-0080683

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
16-1193

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28th day of July, 2016

Notary Public
Commission Expires: 10/19/18

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kevin M. Graham 3326 Ezell Rd Nashville, TN 37211	Ameris Bank 1800 Parkway Place #820 Marietta, GA 30067	148-03-0-018.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Patsy Hood Pavliska and Gary Pavliska, wife and husban

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kevin M. Graham and Susan L. Graham

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Rutherford COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Beginning on the easterly side of Ezell Road, at a point 827 feet more or less south of the southwesterly margin of Antioch Pike, being the southwest corner of the property conveyed to Louise C. Taylor and Marie C. Taylor, by Deed from L. C. Hartley and wife, as of record in Book 2392, Page 619, Register's Office for Davidson County, Tennessee; thence with the southerly line of said Taylor property, south 86 degrees 30 minutes east 150 feet to an iron pin; the southeast corner of said Taylor property; thence south 3 degrees west 50 feet; thence north 86 degrees 30 minutes west 150 feet to the easterly margin of Ezell Road; thence with the easterly margin of said Road, north 3 degrees, 30 minutes east 50 feet to the point of beginning.

BEING the same property conveyed to Patsy Hood Pavliska and Gary Pavliska, wife and husband, by Warranty Deed from Kellie Flowers, an unmarried woman, dated 12/9/14 and recorded 12/17/14 in Instrument No. 20141217-0115670, in the Register's Office of Davidson County, Tennessee. Being the same property previously conveyed to Kellie Flowers, an unmarried woman, by Warranty Deed from J. Daniel Vannoy and wife, Marrion Ann Vannoy, dated 4/30/12 and recorded 5/7/12 in Instrument No. 20120507-0039279, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3326 Ezell Rd, Nashville, TN 37211.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 28th day of July, 2016.

Patsy Hood Pavliska

Patsy Hood Pavliska

Gary Pavliska by Patsy Hood Pavliska Power of Attorney

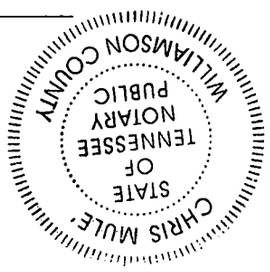
Gary Pavliska, by Patsy Hood Pavliksa, as Power of Attorney

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Patsy Hood Pavliska
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 28th day of July, 2016.

Notary Public
My Commission Expires: 1-13-20



(Notary Seal)

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 28th day of July, 2016, before me personally appeared Patsy Hood Pavliska to me known to be the person who executed the foregoing instrument on behalf of Gary Pavliska, as Attorney in Fact, and who acknowledged that she executed the same as their free act and deed of said Gary Pavliska.

Witness my hand and official seal at Brentwood, Tennessee, this 28th day of July, 2016

Notary Public

Commission Expires: 1-13-20

