Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(2)

BILL GARRETT, Davidson County
Trans:T20160070398 DEEDWARR
Recvd: 08/15/16 09:14 2 pgs
Fees:13.00 Taxes:1159.95
20160815-0084544

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 313,500.00

Affiant

Subscribed and sworn to before me, this 11th day of August, 2016.

Notary Public

My commission expires:

EMILY BETTS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Heather L. Allison **Jordan H. McNeese**	new owner	**155080C10000CO**
6725 Autumnwood Drive		
Nashville, TN 37221		

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 ACKNOWLEDGE, WE,

Benjamin E. Graves and Elizabeth Perkerson, now known as Elizabeth Graves, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Heather L. Allison, unmarried woman and Jordan H. McNeese, unmarried man , tenants in common with a right of survivorship

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:

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of Poplar Creek Estates, Phas 2, a Planned Unit Development, of record in Book 6900, Pages 339-347, as amended in Book 7900, Pages 888-889, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property convyed to Benjamin E. Graves and Elizabeth Perkerson by deed from Anthony Fragale and wife, Mary Elizabeth Fragale, dated 10/28/09 of record in Instrument No. 200911030101692, Register's Office of Davidson County, Tennessee. Elizabeth Perkerson is now known as and is one and the same person as Elizabeth Graves.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 6725 Autumnwood Drive, Nashville, TN 37221.

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 in 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 hand(s) this 11th day of August, 2016.

Benjamin E. Graves

Elizabeth Graves BY Benjamin E Graves ATTORNEY IN FACT
Elizabeth Graves
By: Benjamin E. Graves
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Benjamin E. Graves, the within named Grantor(s), 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, at office, this 11th day of August, 2016.

Notary Public

My Commission Expires 9/11/17

MARK B. LEEDOM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Benjamin E. Graves** to me known to be the person who executed the foregoing instrument in behalf of **Elizabeth Graves** as **his/her** Attorney in Fact, and acknowledged that **he/she** executed the same for the purposes therein contained as the free act and deed of the said **Elizabeth Graves.**

Witness my hand, at office, this 11th day of August, 2016.

Notary Public

My Commission Expires: 9/11/17

MARK B. LEEDOM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON