WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160080601 DEEDWARR
Recvd: 09/14/16 14:29 2 pgs
Fees:13.00 Taxes:1417.10

20160914-0096749

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $383,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of September, 2016.

Notary Public

MY COMMISSION EXPIRES: 5/6/19

(AFFIX SEAL)

SANYA L. ARRO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-06-2019

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Fiona Graig	Franklin American Mtg Co.	085040A01000
(NAME)	(NAME)	
4412 Birdseye Court	6100 Tower Cl, Ste 600	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Catherine M. Mead, a single person**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Fiona Graig and Gary Thomas Graig, wife and husband**, hereinafter called the GRANTEE(S), 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 all of Lot No. 10 on the Plan of First Revision, Final Plat, Major Subdivision, The Reserve at Stone Hall (Formerly Eversong at Ravenwood), Phase 1, Section 1A, of record in Plat Instrument No. 20091005-0092019, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Catherine M. Mead by Warranty Deed from Ronald Wayne Callis Sr., and Connie Virginia Callis, dated 09/26/2012, recorded 10/03/2012 of record in Instrument No. 20121003-0090528, in the Register's Office for Davidson County, Tennessee.

Subject to: (1) All matters shown on the plat of record in Plat Instrument No. 20091005-0092019, in the Register's Office for Davidson County, Tennessee; (2) Covenants, conditions, easements and restrictions of record in Instrument No. 20090310-0021482, Amendment to Declaration of record in Instrument No. 20090407-0031921, Instrument No. 20090515-0044929, Amended and Restated Declaration of record in Instrument No. 20090623-0058338, Second Amended and Restated Declaration of record in Instrument No. 20120202-0009628, Supplementary Declaration of record in Instrument No. 20120207-0011118, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; (3) All matters shown on the plat of record in Plat Instrument No. 20091005-0092019, in the Register's Office for Davidson County, Tennessee; (4) Covenants, conditions, easements and restrictions of record in Instrument No. 20090310-0021482, Amendment to Declaration of record in Instrument No. 20090407-0031921, Instrument No. 20090515-0044929, Amended and Restated Declaration of record in Instrument No. 20090623-0058338, Second Amended and Restated Declaration of record in Instrument No. 20120202-0009628, Supplementary Declaration of record in Instrument No. 20120207-0011118, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; (5) Deed for an Easement for a Water Line of record in Book 4212, Page 147, in the Register's Office for

Davidson County, Tennessee; (6) Agreement for Dedication of Easement Water Mains and Appurtenances of record in Instrument No. 20030328-0040734 in the Register's Office for Davidson County, Tennessee; (7) Easement of record in Instrument No. 20050111-0004208, in the Register's Office for Davidson County, Tennessee; (8) Easement contained in Special Warranty Deed of record in Instrument No. 20060801-0093487, in the Register's Office for Davidson County, Tennessee; (9) Stormwater Detention Agreement of record in Instrument No. 20070730-0089806, in the Register's Office for Davidson County, Tennessee: (10) Quitclaim Deed of record in Instrument No. 20090310-0021483, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4412 Birdseye Court, Hermitage, TN 37076

(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 8 day of September 2016

Catherine M Mead

Catherine M. Mead

State of Tennessee
County of Wilson

Personally appeared before me Catherine M. Mead, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8th day of September, 2016.

Marilyn C Newman

Notary Public Tracey Trumphour - MJ
My Commission Expires: 8-14-17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

