NEW OWNER:
EMILY L. ANDREOLI
2108 CRYSTAL DRIVE
NASHVILLE, TN 37210

SEND TAX BILLS TO:
New owner

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 16-2061

Map & Parcel
095140006.00

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20170008069 DEEDWARR
Recvd: 01/27/17 12:19 3 pgs
Fees:18.00 Taxes:758.50
20170127-0009108

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Five Thousand and 00/100 Dollars ($205,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JOHN R. GRAHAM** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **EMILY L. ANDREOLI**, AN UNMARRIED WOMAN ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 143 on the Map of Elm Hill Acres, Section I, as shown on the plat of the same of record in Plat Book 2331, Pages 67 and 68, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Said Lot No. 143 fronts 80 feet on the north side of Crystal Drive and runs back between parallel lines 235 feet on the west and 234.3 feet on the east line to a dead line in the rear which is a broken line on which it measures 123.4 feet.

Being the same property conveyed to JOHN R. GRAHAM by Warranty Deed from Lottie Marie Robertson and Sally R. Oliver, dated September 15, 2008, and of record in Instrument No. 20080917-0094993, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of **2108 CRYSTAL DRIVE, NASHVILLE, TN 37210**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2331, Page 67 and 68, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 25th day of January, 2017.

JOHN R. GRAHAM

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JOHN R. GRAHAM**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of January, 2017.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-26-2018

****

State of Tennessee, Davidson County:

The actual consideration or value, whichever is greater, for this transfer is **$205,000.00**.

AFFIANT

Sworn to and subscribed to before me this 25th day of January, 2017.

NOTARY PUBLIC

My commission expires:

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020