BILL GARRETT, Davidson County
Trans:T20170024194 DEEDWARR
Recvd: 03/22/17 10:03 2 pgs
Fees:13.00 Taxes:758.50
20170322-0027873

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF March, 2017.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 3/27/18
File No. G17-7460D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Donn P. Graves, Jr. and Lavonzel S Graves, Husband and Wife (NAME) 1693 Comanche Run (STREET ADDRESS) Madison, TN 37115 (CITY) (STATE) (ZIP)	Peoples Home Equity, Inc. (NAME) 5205 Maryland Way, Suite 100 (STREET ADDRESS) Brentwood, TN 37027 (CITY) (STATE) (ZIP)	053-14-0A-074.00-CO

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 HEREBYACKNOWLEDGED, WE, **Alexander Diaz Muniz and Keyshla Rivera Casanova, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Donn P. Graves, Jr. and Lavonzel S Graves, Husband and Wife,** 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. 85 on the plan of Final Plat of THE WOODS OF NEELY'S BEND, PHASE 2 of record in Instrument # 20050707-0078328, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Alexander Diaz Muniz and Keyshia Rivera Casanova, husband and wife from Gwendolyn A. Jefferson, unmarried, by Warranty Deed dated May 3, 2016, as Instrument No. 20160505-0044779, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. **Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 11527, page 304 and Instrument # 200503180029990, and in any allied instrument(s) referred to in said restrictions.**
2. **Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument # 200507070078328, Register's Office for Davidson County, Tennessee.**
3. **Common Area conveyed to Homeowner's Association of record in Instrument # 201109160072158, Register's Office for Davidson County, Tennessee.**
4. **Charter of Homeowner's Association of record in Book 11527, page 331, Register's Office for Davidson County, Tennessee.**
5. **Bylaws of record in Book 11527, page 336, Register's Office for Davidson County, Tennessee.**
6. **Easement for sanitary sewer/storm drainage as recorded in Book 6931, Page 982, Book 6932, Page 22, Book 7358, Page 637, Book 8081, Page 806, Book 8081, Page 815, Book 8081, Page 818, Book 11213, Page 464, Book 11213, Page 467, and Book 11213, page 470, Register's Office for Davidson County, Tennessee.**
7. **Storm water Detention Agreement as recorded in Instrument # 200303130033942 and # 200607270090952, Register's Office for Davidson County, Tennessee.**
8. **Easement granted by Charles U. Coggins & Sons, Inc. as recorded in Book 894, Page 320 and Book 972, page 465, Register's Office for Davidson County, Tennessee.**
9. **This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.**

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Keyshla Rivera Casanova is signed by his/her duly appointed Attorney-in-fact Alexander Diaz Muniz, pursuant to the Power of Attorney recorded in Instrument Number_____, said Register's Office.

This is improved property, known as 1693 Comanche Run, Madison, TN 37115.

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 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. Whenever 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 21st day of March, 2017.

Alexander Diaz Muniz — March 21, 2017 Date

KEYSHLA RIVERA CASANOVA

By: Keyshla Rivera Casanova — March 21, 2017 Date
Alexander Diaz Muniz, Attorney-in-Fact

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Alexander Diaz Muniz , the bargainor(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 and official seal, this 21st day of March, 2017.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Alexander Diaz Muniz, Attorney-in-Fact for Keyshla Rivera Casanova, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 21st day of March, 2017.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066