RECORDING INFORMATION	STATE OF TN) COUNTY OF Sumner) The actual consideration for this transfer or value of property transferred (whichever is greater) is $163,000.00. Affiant Sworn to and subscribed before me this 24th day of March, 2017. Notary Public My Commission Expires: 03/24/2020 (SEAL)

LISA G HODGES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Richard Walter Graber and Deborah Maureen Loach 290 Delvin Drive Antioch, TN 37013	Same address as new owner	162-01-0-100.00

This Indenture is made on the 24th day of March, 2017, by and between **LUANNE C. DAVIS AND LINDA T. DAVIS** ("Grantor"), and **RICHARD WALTER GRABER AND DEBORAH MAUREEN LOACH, HUSBAND AND WIFE** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Tusculum Gardens of record in Plat Book 4660, Page 35, 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 a portion of the same property conveyed to Luanne C. Davis and Linda T. Davis by Executor's Quitclaim deed from Luanne Davis as executor of the Estate of Louie L. Davis and as a co-trustee of the Davis Family Trust, and Linda T. Davis as a co-trustee of the Davis Family Trust of record in Instrument No. 20051012-0122802 and Deed of Correction Executor's Quitclaim Deed recorded in Instrument No. 20051031-0130766 Register's Office for Davidson County, Tennessee, dated October 26, 2005 and recorded on October 31, 2005.

This is improved property known as 290 Delvin Drive , Antioch, TN 37013.

This conveyance is being made subject to:

1. Taxes for the year 2017, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 4660, Page 35, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20170027210 DEEDWARR
Recvd: 03/31/17 10:12 2 pgs
Fees:13.00 Taxes:603.10
20170331-0031462

3. Restrictions of record in Book 4709, Page 48, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 24th day of March, 2017.

GRANTOR:

Luanne C. Davis

Linda T. Davis

STATE OF TENESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, LUANNE C. DAVIS AND LINDA T. DAVIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of March, 2016.

Notary Public

My Commission Expires: 03/24/2020

LISA G. HODGES
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY