Davidson County	DEEDWARR
Recvd: 04/12/17 10:48	3 pgs
Fees:18.00 Taxes:1602.10	
20170412-0035744	

#33541

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $433,000.00

Affiant

Subscribed and sworn to before me, this 10th day of April, 2017.

Notary Public
My commission expires: _____

Address of New Owner:	Send Tax Bills to:	Tax Information
Jennifer E. Below	Farmington Mortgage	127-00-0-179.00
8016 Quail Creek Road	2002 Richard Jones Rd #300A	
Nashville, TN 37221	Nashville, TN 37215	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kenneth D. Graves, single,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jennifer E. Below an unmarried woman and Christopher G. McPhilamy an unmarried man, as Joint Tenants with Rights of Survivorship** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 4, on the Plan of Quail Creek Estates, of record in Plat Book 5200, Page 3, 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 Kenneth D. Graves by Warranty Deed from Jimmy E. Allen, Jr. dated May 22, 2013 of record as Instrument No. 20130529-0054025, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **8016 Quail Creek Road, Nashville, TN 37221.**

This conveyance is subject to the following: (1) All matters appearing on the Plan of record in Book 5200, Page 3; (2) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Restrictive Covenants of record in Book 5222, Page 245, but omitting any covenant, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United State Code, or (b) relates to handicap but does not discriminate against handicapped persons;

The Quail Creek Homeowners' Association, of record in Book 6340, Page 410; (5) Articles of Amendment to the Charter of Incorporation of The Quail Creek Homeowner's Association, of record in Instrument No. 20090226-0016995; (6) Easement for Overhead Line to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8815, Page 149; (7) Easement granted to Comcast of Nashville I, LLC of record in Instrument No. 20130709-0070572; All being of record in the Register's Office for Davidson County, Tennessee.

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 10th day of April, 2017.

Kenneth D. Graves

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kenneth D. Graves,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 10th day of April, 2017.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 5/30/2017

FILE NO: 2017035146

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

