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 $399,000.00

Affiant

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

Notary Public
My commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

BILL GARRETT, Davidson County
Trans:T20170032601 DEEDWARR
Recvd: 04/18/17 14:30 2 pgs
Fees:13.00 Taxes:1476.30
20170418-0037950

Address of New Owner:	Send Tax Bills to:	Tax Information
Kenneth D. Graves 5136 Edmondson Pike Nashville, TN 37211	RoundPoint Mortgage Servicing 5016 Parkway Plaza Blvd Charlotte, NC 28217	147-14-0-009.00

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, **Mary Wester Foundation,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Kenneth D. Graves, a single man,** 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:

Being Lot No. 110 on the plan of Section I, Candlestick Farms, of record in Book 3300, Page 56, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Custom Concept, LLC, a Tennessee limited liability company, by Warranty Deed from Paul S. Burns and wife, Christine M. Burns, dated February 27, 2015 of record as Instrument No. 20150310-0020255, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Andy Maloney, as Trustee, on behalf of Justin Cutler, beneficiary, by Deed of Trust from Custom Concept, LLC, dated August 16, 2016 of record as Instrument No. 20160819-0086719, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary Wester Foundation by Trustee's Deed from Andy Maloney, as Trustee, on behalf of Justin Cutler dated March 6, 2017 of record as Instrument No. 20170308-0023054, 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 **5136 Edmondson Pike, Nashville, TN 37211.**

This conveyance is subject to the following: (1) All matters appearing on the Plan of record in Book 3300, Page 56; (2) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Restrictive Covenants of record in Book 3375, Page 391, 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; All 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.

Mary Wester Foundation

By: Mary M Wester
Mary Wester
Its: ~~Trustee~~ President.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a President Notary Public of the State and county mentioned, personally appeared **Mary Wester, ~~Trustee~~ of the Mary Wester Foundation,** the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of Foundation as such ~~Trustee~~ President.

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: 2017035101