Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans:T20170043990 DEEDWARR
Recvd: 05/24/17 09:24 2 pgs
Fees:13.00 Taxes:2867.50
20170524-0051453

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $775,000.00.

Affiant

Subscribed and sworn to before me this 22nd day of May, 2017.

Notary Public
My Commission Expires: 9.30.19

KIM SEWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

17-0258

Address of New Owner:	Send Tax Bills to:	Tax Information:
Michael Pryor		
4510 Nebraska Avenue	NEW OWNER	103-04-0-169.00
Nashville, TN 37209-4762		

WARRANTY DEED

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 hereby acknowledged, I

Roy S. Graham, Jr., married,

hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto

Michael Paul Pryor and Evelyn Te Pryor, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12, of Block 12 on the map of a part of Sylvan Park, of record in Plat Book 332, Page 104, in the Register's Office for Davidson County, Tennessee, said plan hereby referenced for a more complete description thereof.

Being the same property conveyed to Roy S. Graham, Jr., unmarried by Warranty Deed dated November 13, 2009, from Castleridge Properties, LLC, recorded November 23, 2009 at Instrument No. 20091123-0107339, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **4510 Nebraska Avenue, Nashville, TN 37209-4762.**

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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. 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.

Shauna Burns Graham, wife of Roy S. Graham, Jr., joins in the execution of this instrument to convey her marital interest, if any, in the subject property

Witness our hands this 22nd day of May, 2017.

Roy S. Graham, Jr.

Shauna Burns Graham

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 **Roy S. Graham, Jr. and wife, Shauna Burns Graham**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of May, 2017.

Notary Public – D. Shayne Adair
State of Tennessee At Large

My Commission Expires: 6/24/2018

D. SHAYNE ADAIR
STATE
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY