BILL GARRETT, Davidson County
Trans:T20170051909 DEEDWARR
Recvd: 06/19/17 09:23 2 pgs
Fees:13.00 Taxes:344.10
20170619-0060984

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Kayla M. Graf
1300 Quail Court E.
Nashville, TN 37214

SEND TAX BILL TO:
Wells Fargo Bank, NA
6200 Park Ave.
Des Moines, IA 50321

MAP/PARCEL 108-08-0C-014.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kimberly Overstreet and Bobby Overstreet, wife and husband, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Kayla M. Graf, a single person, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, described as follows:

Unit 14, Lot 76 in a Horizontal Property Regime as shown on the condominium site plan, Section 2, Phase III, Quail Valley as of record in Plat Book 5200, page 417, 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 Kimberly Overstreet, married by Warranty deed from Eugene K. Jenkins, Jr. of record in Instrument No. 19991230-0308841, Register's Office for Davidson County, Tennessee, dated December 28, 1999 and recorded on December 30, 1999.

This is improved property known as: **1300 Quail Court E., Nashville, Tennessee 37214**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said

GRANTEE. His heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 12th day of June, 2017.

WITNESS MY HAND on this the 12th day of June, 2017

Kimberly Overstreet

Bobby Overstreet

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Kimberly Overstreet and Bobby Overstreet,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 12th day of June, 2017.

NOTARY PUBLIC

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 6-18-18

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $93,000.00.

AFFIANT

Subscribed and sworn to before me this the 12th day of June, 2017.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File No: 170340