BILL GARRETT, Davidson County
Trans:T20170058595 DEEDWARR
Recvd: 07/10/17 11:30 2 pgs
Fees:13.00 Taxes:1232.10
20170710-0068979

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $333,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30th day of June, 2017.

NOTARY PUBLIC

My commission expires:

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires 09-11-2017

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Virginia Smith Webb	New Owner	181010A00900CO
(NAME)	(NAME)	
6637 Sugar Valley Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		

Warranty Deed

For and in Consideration of the sum of $333,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **George E. Margrave and Carolyn G. Vanhook Margrave, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Virginia Smith Webb**, *hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

an unmarried woman

Being Lot No. 9, on the Plan of Sugar Valley, Section One, of record in Plat Book 9700, Page 374 and amended in Book 9700, Pages 709-711, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to George E. Margrave and Carolyn G. Vanhook, both unmarried, as joint tenants with right of survivorship, by deed from Tracey D. Waller and husband, Troy D. Waller, dated October 24, 2003, of record in Instrument No. 20031027-0157846, said Register's Office. The said Carolyn G. Vanhook is now known as Carolyn G. Vanhook Margrave.

This property is __unimproved _X_improved property known as: 6637 Sugar Valley Drive, Nashville, TN 37211.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office

of the Register of Deeds where the real property is situated.

Witness our hands this 30th day of June, 2017.

George E. Margrave

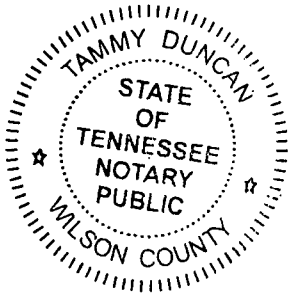
Carolyn G. Vanhook Margrave

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George E. Margrave and Carolyn G. Vanhook Margrave, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of June, 2017.

Notary Public
My Commission Expires: 4/17/19



After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122