Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(3)

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $150,000.00 Elizabeth L. Willis Affiant Subscribed and sworn to before me, this 18th day of August, 2017. Notary Public My commission expires: 11-23-20

A. SCOTT HUBBARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20170073673 DEEDWARR
Recvd: 08/24/17 09:25 2 pgs
Fees:13.00 Taxes:555.00
20170824-0086950

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kirby D. Graham **Jessica N. Graham**	**New Owner**	**Map/Parcel: 039-003.00**
6335 Old Hickory Boulevard		
Whites Creek, TN 37189		

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 ACKNOWLEDGE, WE,

Teresa P. Kingsley and Betsy C. Hudson, both married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kirby D. Graham and Jessica N. Graham

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT NO. 1 Land in Davidson County, Tennessee, described according to a survey made by Nickerson-Miller, Engineers-Surveyors, September 17, 1957, as follows:

Beginning at an iron pin at the southwest corner of Old Hickory Boulevard and Allessio Road; thence with the westerly margin of said Boulevard, south 28° 30' west 150 feet to an iron pin; thence north 83° 10' west 170 feet to an iron pin; thence north 27° 45' east 100 feet to an iron pin in the southerly margin of said Allessio Road; thence with same, north 83° east 195 feet to the beginning.

Being the same property conveyed to Charles B. Graves and wife, Doris Harris Graves by deed from Willie D. Harris and wife, Jessie N. Harris dated September 17, 1957 and recorded February 6, 1958, of record in Book 2737, Page 267, Register's Office for Davidson County, Tennessee.

TRACT NO 2 Land in the 14th Civil District of Davidson County, Tennessee, being described as follows: Beginning at a point on the northerly margin of Old Hickory Boulevard at the southwest corner of the property conveyed to Charles B. Graves and wife by deed from Willie D. Harris and wife, of record in book 2737, page 267, Register's Office for said County; thence with the northerly margin of said Boulevard, southwestwardly 51 feet; thence north 75° west 163.7 feet; thence northeasterwardly 28 feet to said Graves' northwest corner; thence with said Graves' southwestern boundary line, south 83° 10' east 170 feet to the beginning.

Being the same property conveyed to Charles B. Graves and wife, Doris Harris Graves by deed from Willie D. Harris and wife, Jessie N. Harris dated November 9, 1959 and recorded March 13, 1961, of record in Book 3184; Page 605, Register's Office for Davidson County, Tennessee. The said Charles B. Graves having since died, the property vested in Doris Harris Graves, taking fee simple as surviving tenant by the entirety.

Description Reference: The description is the same as that used in the last deed prior to this transaction, This property is improved property known as 6335 Old Hickory Boulevard, Whites Creek, Tennessee 37189-9210. This property is also known as 6335 Alesslo Road, Whites Creek, Tennessee 37189-9210.

Being the same property conveyed to Charles B. Graves and wife, Doris Harris Graves, by Warranty Deed, from Willie D. Harris and wife, Jessie N. Harris, dated November 9, 1959, of record in Book 2737, Page 267, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Betsy Charline Hudson and Teresa Paulette Kingsley, as tenants in common by Quitclaim Deed, from Doris Harris Graves, reserving a Life Estate, dated June 4, 2007, of record in Instrument No. 20070605-0067071, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 6335 Old Hickory Boulevard, Whites Creek, TN 37189.

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 that we are 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 we do further covenant and bind ourselves, our 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.

Witness my/our hand(s) this 18th day of August, 2017.

Teresa P. Kingsley by
Bonnie E. Hudgens by

Teresa P. Kingsley aka Teresa Paulette Kingsley
By: Bonnie E. Hudgens, Attorney-in-Fact
attorney-in-Fact

Betsy C. Hudson by
Bonnie E Hudgens

Betsy C. Hudson aka Betsy Charline Hudson
By: Bonnie E. Hudgens, Attorney-in-Fact
Attorney in Fact

*This is inherited property and has never been the marital residence of either grantor.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Bonnie E. Hudgens,** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Teresa P. Kingsley and Betsy C. Hudson for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Teresa P. Kingsley and Betsy C. Hudson, and is authorized by Teresa P. Kingsley and Betsy C. Hudson, to execute this instrument on ~~his/her~~ their behalf.

Witness my hand, at office, this 18th day of August, 2017.

A. Scott Hubbard
Notary Public

My Commission Expires: 11-23-20

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **170447SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027