Bill Garrett Davidson County
Batch# 34285 DEEDWARR
12/07/2017 08:58:15 AM 2 pgs
Fees: $13.00 Taxes: $555.00
20171207-0124728

Return to: Southern Land Title & Escrow, Inc.
P.O. Box 217, Nolensville, TN 37135

#1537

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Brad Smotherman	(NEW OWNER)	Map 172-08-0-
P O Box 11891		Parcel 022.00
Murfreesboro, TN 37129		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Paul Mitchell Graves, married,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Brad Smotherman,** (The "Grantee"), his heirs and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Forest Acres Estates, Section One, of record in Book 3700, page 2, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Paul Mitchell Graves by quitclaim deed from Christal Y. Graves dated October 17th, 2006 of record in Instrument No. 20061102-0135955, said Register's Office.

Christal Y. Graves, joins in this conveyance, with the consent of the Grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property, if any.

This is not the personal, primary and/or marital residence of GRANTEE, spouse and//or any dependents.

This is the same legal as used in the previous deed of record.

This conveyance is subject to the following:

1. 2017 Taxes, now due and payable.
2. Deed of Trust of record in Instrument No. 20061024-0131502, said Register's Office.
3. Any and all matters appearing on the Plan of record in Plat Book 3700, page 2, said Register's Office.

This is improved property commonly known as **405 Kinhawk Drive, Nashville, TN 37211.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, ~~whichever is greater~~ for this transfer is $150,000.00.

Affiant

Subscribed and sworn to before me this 5th day of December 2017.

Notary public:
My commission expires: 11/21/2018

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 5th day of December, 2017.

Paul Mitchell Graves

Christal Y. Graves

[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 **Paul Mitchell Graves and Christal Y. Graves**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged THEY executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 5th of December, 2017.

Notary Public
My Commission Expires: 11/21/2018

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY