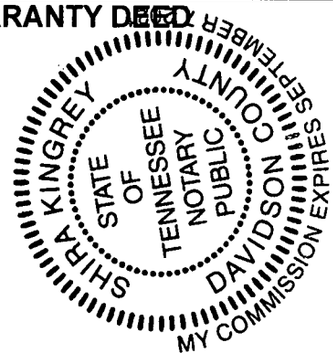
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,942.00

KGr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of February, 2018

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rick Fisher, as Trustee of the None of Your Bismark Revocable Land Trust dated September 14th, 2017	New Owner	09510004300
(NAME) 512 Bismark Dr.	(NAME) 1920 Adelicia St #300	
(ADDRESS) Nashville, TN 37210	(ADDRESS) Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 61317 DEEDWARR
02/22/2018 09:26:36 AM 3 pgs
Fees: $18.00 Taxes: $924.79

20180222-0016748

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Robert J. Graves and Walter Graves,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Rick Fisher, as Trustee of the None of Your Bismark Revocable Land Trust dated September 14th, 2017,** 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:

Being Lot No. 163 on the Plan of Elm Hill Acres, Section 4, as of record in Book 2331, Page 118, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Walter John Graves and Magdaly R. Graves husband and wife, by deed of record in Book 11511, Page 265, Register's Office for Davidson County, Tennessee. Magdaly R. Graves predeceased Walter John Graves. Walter John Graves died intestate on 10/21/17 leaving his property to his only two heirs being Robert J. Graves and Walter Graves reference heirship affidavits of record in Instrument No. 20180222-0016746 and Instrument No. 20180222-0016747, Register's Office for Davidson County, Tennessee.

This property has never been the Grantors marital residence.

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

unimproved ☐

This is improved ☑ property, known as 512 Bismark Dr., Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with 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 hands this 20th day of February, 2018.

Robert J. Graves

State of ~~Williamson~~ Tennessee
County of Williamson

Personally appeared before me Robert J. Graves, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20 day of February, 2018.

Notary Public _____
My Commission Expires: _____

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

Walter Graves

Walter Graves

State of MA

County of MIDDLESEX

Personally appeared before me Walter Graves, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16 day of February, 2018.

Robert A. Bennett

Notary Public

My Commission Expires: September 25 2020

Robert A. Bennett

File No.: 12563

