Bill Garrett Davidson County
Batch# 81461 DEEDWARR
04/16/2018 03:34:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180416-0035778

PREPARED BY:
MORTGAGE CONNECT, LP/Mortgage Connect
260 Airside Drive
Moon Township, PA 15108

MAIL TAX STATEMENTS TO: BONNIE BEGRAFT, 6603 Wilhugh Place, Nashville, TN 37209

Warranty Deed

File No: 956700

THIS INDENTURE, made and entered into this 28 day of MARCH, 2018, by and between Raymond G. Irvine, an unmarried man, party of the first part, Raymond G. Irvine, an unmarried man and Bonnie Begraft and Donald Begraft, husband and wife all as joint tenants and party of the second part,

BEING the same premises which Marjorie S. Thompson, a widow in deed dated October 31, 1996 and recorded November 15, 1996 in the DAVIDSON County Recorder's Office in Deed BK 10260 , PG 149, granted and conveyed to Raymond G. Irvine, the Grantors herein.

WITNESSETH: That for and in consideration of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in County of DAVIDSON, State of Tennessee, to wit:

See Exhibit A attached hereto and made a part hereof

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Raymond G. Irvine

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared RAYMOND G IRVINE to me known to be the person __ described in and who executed the foregoing instrument, and acknowledged that __ he __ executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 28 day of MARCH, 2018.

ROBERT A. MULLINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

My commission expires: 3/10/2019

Oath of Value

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 281,300.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 16 day of APRIL, 2018.

TAXPAYER / OWNER: BONNIE BEGRAFT
PROPERTY ADDRESS: 6603 Wilhugh Place, Nashville, TN 37209

Commonwealth of Pennsylvania – Notary Seal
STEVE BIERANOWSKI – Notary Public
Allegheny County
My Commission Expires Mar 9, 2020
Commission Number 1296404

Exhibit A
Legal Description

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 97 on the Plan of Horton Heights, Section V, as of record in Book 1835, page 130, Register's Office for said County

Said lot fronts 106 feet on the southeasterly side of Wilhugh Place and runs back 220.9 feet on the southerly line and 170.8 feet on the northerly line, to a dead line in the rear on which it measures 110 feet.

Being the same property as conveyed from Marjorie S. Thompson, a widow to Raymond G. Irvine as set forth in Deed Book 10260 Page 149 dated 10/31/1996, recorded 11/26/1996, DAVIDSON County, TENNESSEE.

102 08 0 086.00

True Copy Certification

I, CHRIS CARNRIGHT, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and this this is a true and correct copy of the original document executed and authenticated according to law.

CHRIS CARNRIGHT

STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY

Before me Mark J Appugliese, the undersigned officer, personally

Appeared CHRIS CARNRIGHT, known to me (or satisfactorily proven) to be

The person whose name IS subscribed to the within instrument, and

acknowledged that HE (he/she/they) executed the same for the purposes

therein contained.

In witness whereof, I hereunto set my hand and official seal.

Mark J Appugliese
Notary Public
Printed Name: Mark J Appugliese
My Commission Expires:
5/17/19

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Mark J. Appugliese, Notary Public
Wilmington Twp., Mercer County
My Commission Expires May 17, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES