WARRANTY DEED

Bill Garrett Davidson County
Batch# 91526 DEEDWARR
05/14/2018 12:54:30 PM 4 pgs
Fees: $23.00 Taxes: $462.50
20180514-0045919

THIS INSTRUMENT WAS PREPARED BY
Marilyn Pena, Bright Line Title, LLC, 5404 Cypress Center Drive, Suite 150, Tampa, FL 33609

File No.: BTN18-62608

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Robert L Graham and Margie Beth Graham	Robert L Graham and Margie Beth Graham	
(NAME) 7816 Old Charlotte Pike	(NAME) 7816 Old Charlotte Pike	113-00-0-126
(ADDRESS) Nashville 37209	(ADDRESS) Nashville 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Twenty-Five Thousand And No/100 Dollars ($125,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT L GRAHAM AND MARGIE BETH 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY BY JOHN KOHL, DATED MARCH 30, 1987, AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHEAST CORNER OF THE MCCALL GRAVEYARD; THENCE, NORTH 86 DEGREES 30' WEST, 75 FEET TO A POINT; THENCE SOUTH 11 DEGREES WEST, 215 FEET TO A POINT; THENCE SOUTH 86 DEGREES 30' EAST, 73 FEET TO A POINT; THENCE NORTH 11 DEGREES EAST, 215 FEET TO THE POINT OF BEGINNING.
BEING THE SAME PROPERTY CONVEYED TO CHARLES E. MANGRUM AND WIFE, MAZY V. MANGRUM BY DEED FROM WILLIAM S. WRIGHT AND JOHN A. WRIGHT, DATED MARCH 31, 1987, RECORDED APRIL 16, 1987, OF RECORD IN BOOK 7206, PAGE 178, REGISTER'S OFFICE FOR

DAVIDSON COUNTY, TENNESSEE. CHARLES E. MANGRUM HAVING SINCE DIED ON APRIL 2, 2006.

Derivation Clause

The instrument constituting the source of the Borrower's interest in the foregoing described property was a [Warranty Deed] [Quitclaim Deed] [Other] recorded [at Book _____, Page _____] [under Instrument No. 20170710-0068841] in the Register's Office of DAVIDSON County, Tennessee.

unimproved ☐
This is improved ☐ property, known as 7816 Old Charlotte Pike, Nashville, TN 37209
(House No.) (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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

IT IS THE INTENTION OF THE PARTIES HERETO to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Fannie Mae A/K/A Federal National Mortgage Association this 10 day of MAY, 2018.

Fannie Mae A/K/A Federal National Mortgage Association

BY: _____
Judy Kane, Authorized Signer for
Albertelli Law as Attorney-in-Fact for
Fannie Mae A/K/A Federal National
Mortgage Association

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Hillsborough

* Judy Kane

On this 10th day of May 2018, before me personally appeared* Fannie Mae A/K/A Federal National Mortgage Association to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at~~Davidson~~ Hillsborough County, ~~Tennessee~~ Florida this 10 day of MAY, 2018.

Commission Expires:

Notary Public State of Florida
Michelle Bahizi
My Commission GG 191652
Expires 04/06/2022

Michelle Bahizi
Notary Public

STATE OF ~~TENNESSEE~~ ILLINOIS
COUNTY OF ~~DAVIDSON~~ Jefferson

The actual consideration of this transfer is $125,000.00.

Robert L. Graham Margie Beth Graham
Affiant

Subscribed and sworn to before me this 10th day of May, 2018

Lea Ellen Ard
Notary Public

My Commission Expires: 12/14/18

OFFICIAL SEAL
LEA ELLEN ARD
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:12/14/18

True Copy Certification

I, Laurie Weiss, 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 that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Florida

County of Hillsborough

Personally appeared before me, Aron Ferrer, a notary public for this county and state, Laurie Weiss, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 6/30/18

Notary's Seal (if on paper)

ARON FERRER
Notary Public - State of Florida
My Comm. Expires Jun 30, 2018
Commission # FF 137687