WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2018.

Notary Public

MY COMMISSION EXPIRES: 3.17.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Benjamin Graves	Legacy Home Loans, LLC	095-11-0-140.00
(NAME)	(NAME)	
413 Springview Drive	8119 Isabella Lane, S-105	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 111376 **DEEDWARR**
07/02/2018 10:53:01 AM 2 pgs
Fees: $13.00 Taxes: $703.00

20180702-0063775

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael W. Conder Administrator of the Estate of Dorothy M. Davis fka Dorothy M. Conder**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Benjamin Graves, an unmarried man**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 66, on the plan of Cloverdale, as shown on plat of record in Book 2133, Page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Raymond C. Davis and Dorothy M. Davis, married by Quitclaim Deed dated 03/31/2011 from Raymond C. Davis and Dorothy M. Conder, of record in Instrument 20110427-0032279, Register's Office for Davidson County, Tennessee.

The said Raymond C. Davis died on 05/27/2017, leaving the said Dorothy M. Davis fka Dorothy M. Conder, the sole surviving tenant by the entirety.

The said Dorothy M. Davis died intestate on 03/21/2018, leaving the said Mike Conder, as her administrator of the estate evidenced in File No. 18P804, Probate Court Clerk's Office for Davidson County, Tennessee.

Michael C. Conder and Mike Conder are one in the same person.

All matters shown on the plat of record in Book 2133, Page 9, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 2094, Page 87, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 413 Springview Drive, Nashville, TN 37214
(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand this 27th day of June, 2018.

MICHAEL W. CONDER ADMINISTRATOR OF THE ESTATE OF DOROTHY M. DAVIS FKA DOROTHY M. CONDER

Michael W. Conder
Administrator

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael W. Conder with whom I am personally acquainted and who proved himself to be the Executor of the estate of Dorothy M. Davis FKA Dorothy M. Conder, the bargainor, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Notary Public
My Commission Expires: 5.17.21

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY