This instrument prepared by Wood Law Offices, P.C. Lexington, Tennessee 38351

Bill Garrett Davidson County
Batch# 133856 DEEDWARR
08/27/2018 02:13:32 PM 3 pgs
Fees: $18.00 Taxes: $37.00
20180827-0084763

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN THOUSAND DOLLARS AND NO/100----------

----------($10,000.00)----------DOLLARS, cash in hand paid to the Grantor by the Grantee, the receipt of which is hereby acknowledged, **I, MARTHA GRAVES,** as Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **MARY ANN HEA,** as Grantee, her heirs and assigns, a certain tract or parcel of land located in the 14th Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Map: 048 Parcel: 007.00

BEGINNING at a point in the South right-of-way of Burton Hollow Road, being the West line of David Montgomery recorded in Instrument No. 20160701-0067782 R.O.D.C.; thence S 11°37'08" E 59.7 feet, thence_S 64°30'00" W 321.1 feet, thence N 87°58'48" w 558.6 feet, thence N 44°50'36" E 25.5 feet, thence N 73°28'07" E 42.6 feet, thence N 69°48'44" E 138.8 feet, thence N 74°08'55" E 77.2 feet, thence N 79°40'47" E 86.4 feet, thence N 82°30'56" E 50.4 feet, thence S 85°57'23" E 78.6 feet, thence S 80°54'10" E 98.1 feet, thence N 77°56'48" E 82.8 feet, thence N 70°53'36" E 100.7 feet, thence N 72°52'16" E 90.2 feet, thence S 11°37'08" E 59.7 feet, to the point of beginning; containing 1.8 acres more or less.

This being a portion of the same property conveyed to Charles R. Graves and wife, Martha Graves by QuitClaim Deed of Jimmy W. Graves, Charles R. Graves and wife, Martha Graves, Jeannie Gwenelle Graves, and Barbara L. Graves Mobley and husband, Bobby Mobley recorded December 27, 1994 in Book 9554, Page 950, Register's Office of Davidson County, Tennessee. Charles R. Graves is deceased and Martha Graves received fee simple title to said property as Tenant by the Entirety.

This deed was prepared without the benefit of a Title Examination, and therefore the preparer makes no certifications as to the validity of the title.

The parties hereto acknowledge that Ricky L. Wood, Attorney at Law, is not the closing agent for this transaction pursuant to the provisions of Section 6045(e) of the Internal Revenue Code as amended by the Tax Reform Act of 1986.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging unto **MARY ANN HEA,** her heirs and assigns in fee simple forever.

And the Grantor does covenant with **MARY ANN HEA** that she is lawfully seized and possessed of her interest in said land in fee simple, has a good right to convey it, and that the same is unencumbered.

And the Grantor does further covenant and bind herself and her heirs and assigns to warrant and forever defend the title to said land unto **MARY ANN HEA,** her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my signature this the 27 day of August, 2018.

Martha Graves

Martha Graves

----------ACKNOWLEDGMENT----------

STATE OF TENNESSEE
COUNTY OF Henderson

Personally appeared before me, the undersigned, a Notary Public, and for State and County, the within named, **MARTHA GRAVES,** the bargainor with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Henderson County, Tennessee, this the 27 day of August, 2018.

Linda Lomax

Notary Public

My commission expires 02-06-2021

LINDA LOMAX
STATE OF TENNESSEE NOTARY PUBLIC
HENDERSON COUNTY, TENN.

(Statement required by Chapter 178, Public Acts of 1967 as amended)
STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned hereby swears or affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $10,000.00 which amount is equal to or greater than the amount which the property would command at a fair voluntary sale.

Martha Graves
(affiant)

Subscribed to and sworn to before me this the 27 day of August, 2018.

Linda Lanoix
Notary Public

My commission expires 02-06-2024

Persons responsible for payment of taxes: Mary Ann Hea (Owner)
4237 Burton McCloves Rd
Whites Creek, TN
37189

