Karen Y Johnson Davidson County
Batch# 137173 DEEDWARR
09/05/2018 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $813.63
20180905-0087740

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180717207** ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $219,900.00. Affiant Subscribed and sworn to before me, this 4th day of September, 2018. Notary Public My Commission Expires: 5.2.22

WARRANTY DEED

Address New Owner: Joshua Graves and Emily Graves 53 Valeria Street Nashville TN 37210	Send Tax Bills To: CapStar Bank 2002 Richard Jones Rd. Ste 300A Nashville, TN 37215	Tax Information: Tax Parcel ID No. 119-06-0-119.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Linda D. Loudermilk, Anita K. Bobbitt and Larry E. Oldfield, Heirs of the Estate of Lois Katherine Oldfield,** Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joshua Graves and Emily Graves, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being real property in Davidson County, Tennessee being more fully described as Lot No. 197 on the Plan of Sterling Heights, Section 5, as of record in Book 1835, Page 37, Register's Office for said County.

Said lot No. 197 fronts 75 feet on the Southerly side of Valeria Street and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed by Warranty Deed from Andrew Clayton Rader and wife, Roman Hazel Rader to Oscar E. Oldfield and wife, Lois Oldfield, as recorded on the 10th day of June, 1971 in Deed Book 4509, Page 673, in the Register's Office of Davidson County, Tennessee.

Being further the same property conveyed to Linda D. Loudermilk, Anita K. Bobbitt and Larry E. Oldfield by Affidavit of Heirship recorded at Instrument No. 201809050087739, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of STERLING HEIGHTS, SECTION 5, as recorded in Plat Book 1835, Page(s) 37.

This is improved property located at 53 Valeria Street Nashville TN 37210

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of September, 2018.

Linda D. Loudermilk

Larry E. Oldfield

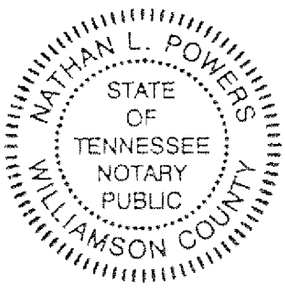
Anita K. Bobbitt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Linda D. Loudermilk, Larry E. Oldfield, and Anita K. Bobbitt, with whom I am personally acquainted, and who acknowledged that theyexecuted the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of September, 2018.

Notary Public
My Commission Expires: 01/17/21



True Copy Certification

I, Anita Lester, 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 TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.