THIS INSTRUMENT PREPARED BY:
Jennifer Soltz
National Deed Network, Inc.
25400 US Hwy 19 North, Suite 236
Clearwater, FL 33763

After Recording Return To:
Albertelli Law
5404 Cypress Center Drive, Suite 150
Tampa, FL 33609

New Owner(s) Address and mail tax statements to:
Michaela J. Morrison
4024-A Woodmont Blvd
Nashville, TN 37205

Property Tax ID#: 16102012600
Order #: BTN18-71958

Karen Y Johnson Davidson County
Batch# 153892 DEEDWARR
10/24/2018 03:58:30 PM 4 pgs
Fees: $23.00 Taxes: $1,006.40
20181024-0105564

WARRANTY DEED

This instrument made and entered into on this the 18th day of October, 2018, by and between RONALD L. GRAHAM, a married man herein joined by his spouse MARJORIE LEE, whose address is 517 Meadowlark Ln., Brentwood, TN 37027, as Grantor, and MICHAELA J. MORRISON, single, whose address is 4024-A Woodmont Blvd., Nashville, TN 37205, as Grantees.

Witnesseth:

That for and in consideration of the sum of $272,000.00, and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Grantees, Grantees' successors and assigns, the following described real estate:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Parcel ID: 16102012600

Commonly Known As: 5205 Meta Circle, Nashville, TN 37211

Prior Deed recorded 01/27/2012, in Instrument 20120127-0007701, Davidson County Court Clerk's Office.

To have and to hold unto the said Grantee, Grantees' successors and assigns, in fee simple forever.

And the said Grantor covenants with the Grantees, Grantees' successors and assigns, that Grantor is lawfully seized and possessed of the premises above conveyed, and have a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that the Grantor, will forever warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, this Grantor has hereunto set a hand and seal on this the date first above written.

Ronald L. Graham
RONALD L. GRAHAM

Marjorie Lee
MARJORIE LEE

STATE OF TENNESSEE }

COUNTY OF Davidson }

Personally appeared before me, the undersigned authority, a Notary Public, in and for said State and County, the within named bargainer, RONALD L. GRAHAM and MARJORIE LEE, with whom I am personally acquainted, (or whose identity was proven to me on the basis of satisfactory evidence), and who acknowledged and executed the within instrument as Grantor's free acts and deeds for the purposes therein contained.

Witness my hand and official seal at office in the State and County aforesaid on this the 18 day of October, 2018

Notary Public
My Commission Expires 10/7/2019

KERRY MAJORS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

I or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $272,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Ronald L. Graham
RONALD L. GRAHAM

Marjorie Lee
MARJORIE LEE

Subscribed and sworn to before me this the 18 day of October, 2018.

Notary Public
My Commission Expires: 10/7/2019

KERRY MAJORS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Name and Address of Property Owner:
Ronald L Graham and Marjorie Lee Graham
849 West Hillview
Brentwood TN 37027

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents, no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

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. 18 ON THE PLAN OF MCMURRAY PLACE, SECTION TWO, AS OF RECORD IN BOOK 5200, PAGE 440, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO RONALD L. GRAHAM BY WARRANTY DEED RECORDED 1/27/2017 AS DOCUMENT NUMBER 20120127-0007701

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, Laurie J Cruz-Potter, a notary public for this county and state, ~~XXXXXXXX~~ Laurie Weiss, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public State of Florida
Laurie J Cruz-Potter
My Commission GG 191066
Expires 02/28/2022

Notary's Signature

My commission expires: 02/28/2022

Notary's Seal (if on paper)