Karen Y Johnson Davidson County
Batch# 175481 DEEDWARR
12/18/2018 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $854.33
20181218-0122908

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,900.00

PALO
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of December, 2018

Notary Public

MY COMMISSION EXPIRES: 11-30-2020
(AFFIX SEAL)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Marshe C. Graham and Dominic M. Graham, wife and husband	NEW OWNER	50-7-136
(NAME)	(NAME)	
3920 Patton Hill Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20183280

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Barbara M. Springer and Jeremy Springer, wife and husband,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Marshe C. Graham and Dominic M. Graham, wife and husband**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being Lot No. 31 on the Plan of Northbrook, Phase Two, Final Plat, of record in Plat Book 9700, page 769, Register's Office for Davidson County, Tennessee, to which plat referenced is hereby made for a complete description.

BEING the same property conveyed to Barbara M. Maultsby, an unmarried woman, by Warranty Deed from Leroy Young Jr. and Lynette E. Young, husband and wife, dated June 27, 2006 and filed of record in Instrument No. 20060721-0088316, Register's Office for Davidson County, Tennessee.

Barbara M. Maultsby has since married and is now known as Barbara M. Springer.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 10373-339, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Subject to a sanitary sewer/storm drainage easement appearing of record in Book 5890, page 627, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 3920 Patton Hill Road, Nashville, TN 37207
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 14th day of December, 2018

Barbara M. Springer

Barbara M. Springer

Jeremy Springer

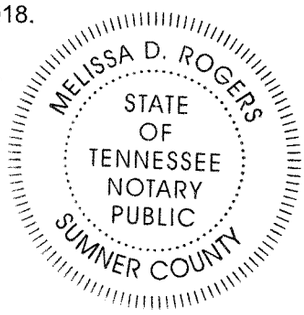
STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Barbara M. Springer and Jeremy Springer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th of December, 2018.

Melissa D. Rogers

Notary Public
My Commission Expires: 3/23/21



True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020

Notary's Seal (if on paper)

