STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of January, 2019.

Notary Public
MY COMMISSION EXPIRES: 1-24-21
File No. G18-4120

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Karen Johnson Davidson County
Batch# 187305 DEEDWARR
01/23/2019 10:31:39 AM 2 pgs
Fees: $13.00 Taxes: $897.25

20190123-0006547

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ebony McFadden Taylor (NAME)	Nations Direct Mortgage, LLC (NAME)	050030B17100CO
1610 Berrywood Way (STREET ADDRESS)	5 Hutton Centre Drive, Suite 200 (STREET ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Santa Ana, CA 92707 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Calvin Graham and Sheree Graham, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ebony McFadden Taylor, a married woman,** 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:

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of Amended Mulberry Downs, Phase 1B, of record in Book 7900, page 818, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to Calvin Graham by Warranty Deed dated March 13, 2003 from Jonathan H. Pinkerton and wife, Freda D. Pinkerton, recorded March 14, 2003, in Instrument Number 20030314-0034690, Register's Offrice of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Charter of HOA in Book 8164, page 37, Register's Office for Davidson County, Tennessee.

2. Bylaws of record in Book 9892, page 939, Register's Office for Davidson County, Tennessee.

3. Common Area conveyed to HOA in Book 8175, page 137, said Register's Office.

4. Restrictions as recorded in Book 8053, page 316, Register's Office for Davidson County, Tennessee.

5. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 7900, page 818, Register's Office for Davidson County, Tennessee.

6. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1610 Berrywood Way, Nashville, TN 37207.

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 we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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/our hand(s) this 18th day of January, 2019.

Calvin Graham

Sheree Graham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of January, 2019, before me personally appeared Calvin Graham and Sheree Graham, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand, at office, this 18th day of January, 2019.

Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066