Box 14

32050 - 4

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1912054

WARRANTY DEED

Karen Johnson Davidson County
Batch# 250572 **DEEDWARR**
07/01/2019 09:17:35 AM 2 pgs
Fees: $13.00 Taxes: $999.00

20190701-0063390

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2019.

NOTARY PUBLIC

My commission expires: 7-8-2019

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY CORYLYN S. PRIEST

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beau Carter 104 Needles Court Nashville, TN 37214	Same address as new owner	109 01 0 029.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy Thousand and 00/100 Dollars ($270,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JOSEPH GRAVES AND TAYLOR GRAVES, HUSBAND AND WIFE**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **BEAU CARTER, A SINGLE MAN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, and being Lot No. 125 on the Plan of Section Two, Larchwood, as shown by plat of record in Plat Book 5200, Page 57-59, in the Registers' Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to Joseph Graves and Taylor Graves, husband and wife, by Warranty Deed from John Reding and wife, Rochelle Reding, dated 12/23/2010 and recorded in Instrument No. 20101228-0102851, Registers' Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 104 Needles Court, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 27th day of June, 2019.

JOSEPH GRAVES

TAYLOR GRAVES

STATE OF Florida
COUNTY OF Polk

Personally appeared before me, a Notary Public, Joseph Graves and Taylor Graves, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 27th day of June, 2019.

Notary Public

Printed Notary Name

My commission expires: 10/04/2022

JANE M RUNDELL
Notary Public - State of Florida
Commission # GG 265341
My Comm. Expires Oct 4, 2022
Bonded through National Notary Assn.

JANE M RUNDELL
Notary Public - State of Florida
Commission # GG 265341
My Comm. Expires Oct 4, 2022
Bonded through National Notary Assn.