Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr Ste 290
Brentwood, TN 37027
B19-2564

Karen Johnson Davidson County
Batch# 315227 DEEDWARR
11/14/2019 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $606.80
20191114-0117302

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of November, 2019

Notary Public

Commission Expires: 11.8.21

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Address of New Owner	Send Tax Bills To:	Map & Parcel
Terry Graverson and Gayle Graverson 3880 Priest Lake Drive #64 Nashville, TN 37217	New Owner	136-03-0B-019.00-CO

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Randa K. Wells and Cary Allen Hart the Heirs at Law to The Estate of Catherine A. Hart

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Terry Mac Graverson and Gayle Theresa Graverson, husband and wife

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:

A certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 64, Building No. 27, and the garage therewith in a Horizontal Property Regime located on the Plat of Priest Lake Park Condominium Townhouses, Phase 2, as of record in Book 4675, page 131, an in Book 4675, page 145, Register' s Office for said County, to which reference is hereby made.

Being the same property conveyed to Catherine A. Hart by Warranty deed from James R. Harrison, a single person of record in Book 8434, page 680, Register's Office for Davidson County, Tennessee, dated August 30, 1991 and recorded on September 04, 1991.. The said said Catherine A. Hart having passed away on 05/30/2019. Leaving Randa K. Wells and Cory Allen Hart as her heirs at law. Catherine A. Hart's Estate has been probated in the Seventh Circuit Court for Davidson County Tennessee Probate Division in Case No. 19P-1196.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3880 Priest Lake Drive #64, Nashville, TN 37217

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 7th day of November, 2019.

The Estate of Catherine A. Hart

Randa K Wells

By Randa K. Wells, Executrix

Randa K. Wells

By: Randa K. Wells, Heir at Law

Cary Allen Hart By Randa K. Wells attorney in fact

By: Cary Allen Hart, Heir at Law by:
Randa K. Wells, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Randa K. Wells, as Executrix of The Estate of Catherine A. Hart, deceased, and as Individually as heir at law with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 7 day of November, 2019.

Notary Public
My Commission Expires: 1-13-20

CHRIS MULE' NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Randa K. Wells, with whom I am personally acquainted, to be the person who executed the foregoing instrument in behalf of Cary Allen Hart as his true and lawful attorney in fact and acknowledged that she executed the same as the free act and deed of Cary Allen Hart, as referenced by power of attorney of record in Instrument No. 201911140117301 Register's Office for Davidson County, Tennessee.

Witness my hand and seal this 7 day of November, 2019.

Notary Public at Large
My commission expires: 1-17-20

CHRIS MULE' NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

True Copy Certification

I, Connie Taylor, 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, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212