BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 342793 DEEDWARR
01/14/2020 08:51:03 AM 2 pgs
Fees: $13.00 Taxes: $1,757.50

20200114-0004758

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th DAY OF January, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN My Commission Expires August 30, 2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Island Truckees, LLC	New Owner	
(NAME) 4145 Trinity Road	(NAME)	131-08-0-015.00
(ADDRESS) Franklin, TN 37067	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **RICHARD EDWIN GRAVES AND LORI A. GRAVES, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ISLAND TRUCKEES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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. 52 on the plan of Duncanwood, of record in Book 1424, Page 139, Register's Office for Davidson County, Tennessee.

Said Lot No. 52 fronts 108 feet on the Southerly margin of Duncanwood and extends back 191.6 feet on the Easterly line and 189.5 feet on the Westerly line to a dead line in the rear, measuring 108 feet thereon.

Being the same property conveyed by Warranty Deed from Naji Abumrad and spouse, Nada Abumrad to Elton R. Graves and spouse, Betty A. Graves, as recorded on the 7th day of January, 1992 in Deed Book 8523, Page 414, in the Register's Office of Davidson County, Tennessee. Betty A. Graves died on April 24, 2005 leaving Elton R. Graves as sole surviving Tenant by the Entirety. Elton R. Graves died on February 26, 2012, Pamela Graves Landgraf and Richard Edwin Graves are the devisees pursuant to the Last Will and Testament of Elton Richard Graves filed under Case No. P6471, in the Probate Court for Williamson County, Tennessee at Franklin and of record in Instrument No. 20140324-0024110, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from Pamela Graves Landgraf to Richard Edwin Graves and wife, Lori A. Graves, as recorded on the 24th day of March, 2014 in Instrument No. 20140324-0024111, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

unimproved
This is improved x property, known as 1127 Duncanwood Dr., Nashville, TN 37204
(House Number) (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 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. Wherever 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 hand this 10th day of January, 2020

X Richard Edwin Graves

RICHARD EDWIN GRAVES

X Lori A. Graves

LORI A. GRAVES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Edwin Graves and Lori A. Graves, the bargainors, 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 official seal this 10th day of January, 2020.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 10-02-2023