Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 381796 DEEDWARR
04/03/2020 02:06:31 PM 2 pgs
Fees: $13.00 Taxes: $2,072.00

20200403-0036051

39-B
File #20-1088

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Theresa Jordan Wilson and Clinton Michael Wilson, wife and husband,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Tyler Graves and Shelby Graves, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being land in Davidson County, Tennessee, being Lot No. 75 on the revised Plan of West Meade Hills, Section 3, of record in Book 3300, Page 8, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Theresa Jordan Wilson and Clinton Michael Wilson, wife and husband by deed from Tom Blackwelder and Kelley A. Jerles, husband and wife, dated July 7, 2016, of record in Inst. No. 20160708-0070177, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 794 Rhonda Lane, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Tyler Graves
794 Rhonda Lane
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT
Cardinal Financial Company dba Peoples Home Equity
3701 Arco Corporate Dr., Ste 200
Charlotte, NC 28273

TAX MAP-PARCEL #:
115-05-0-007.00

WITNESS THE EXECUTION HEREOF this 1st day of April, 2020.

Theresa Jordan Wilson

Clinton Michael Wilson

State of Kentucky
County of Jefferson

On this 1st day of April, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Theresa Jordan Wilson and Clinton Michael Wilson, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

Nancy L. Deaver
Notary Public

My Commission Expires: 3-22-2023

NANCY L. DEAVER
NOTARY PUBLIC, STATE AT LARGE
MY COMMISSION EXPIRES
MARCH 22, 2023
NOTARY ID 617601

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 560,000.00.

Affiant

Sworn and subscribed before me on this the 3rd day of April, 2020.

Lydia Weaver
Notary Public

My Commission Expires: 7-9-22

LYDIA H. WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2022