Karen Johnson Davidson County
Batch# 442312 DEEDWARR
07/22/2020 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20200722-0080468

This instrument prepared by:
Martha Brooke Perry, Attorney
Balthrop, Perry, & Noe, PLLC
102 Boyd St, PO Box 82
Ashland City, TN 37015

Frances L. Graham

TO: Kyle Osterman Green & Samantha Brooke Green
6332 Carney Rd.
Whites Creek, TN. 37189

MAP & PARCEL:
038-00-0-092.00

SEND TAX BILLS TO: SAME

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Frances L. Graham, Grantor herein; have bargained and sold and by these presents do convey unto Kyle Osterman Green and Samantha Brooke Green, husband and wife, Grantees herein, their heirs, successors and assigns, the following described property:

BEGINNING at a bolt in the center of Oakland Road, the same being a corner of the Olice Carney Tract, and the northeast corner of the Oakland Baptist Church tract; thence South 15 degrees East 200 feet along the east line of said Church tract and the westerly line of said Carney tract to a point, said point being the southeast corner of said Church tract; thence South 70 degrees West 213 feet to a point, the same being the southwest corner of said Church tract, and being a point in the easterly line of the property conveyed to Robert L. Vance, and wife, by deed from Harry J. Cooper, and wife, of record in Book 1417, page 409, Register's Office for Davidson County, Tennessee; thence with said Vance Carney line, South 32 degrees 40 minutes East,590 feet to a point in a creek, said point being a corner of the Herschel Harding tract and being the southwest corner of the Olice Carney tract; thence with the Olice Carney and Herschel Harding line, North 37 degrees East 241 feet to a 12" elm on the north bank of a creek; thence dividing said Olice Carney tract, North 20 degrees 40 minutes West 638.3 feet to an iron pin in the centerline of Oakland Road; thence with the center of said road, South 55 degrees West 100 feet to the point of beginning, containing 4.04 acres, more or less.

BEING the same property conveyed to Dave A. Graham and wife, Frances L. Graham, from Linas M. Barnes, Ray E. Barnes, and John D. (Pete) Barnes, by Warranty Deed dated February 7, 1987 and recorded February 9, 1987 of record in Book 7131, page 448, Register's Office of Davidson County, Tennessee. Dave A. Graham having since died September 2, 2005 vesting title in Frances L. Graham as surviving tenant by the entirety.

Frances Lucille Graham is one and the same person as Frances L. Graham.

This conveyance is subject to the lien of 2020 Davidson County property taxes which have been prorated and payment of which is assumed by grantees herein. This conveyance is subject to all other matters of record.

This is improved property known as 6332 Carney Road, Whites Creek, TN 37189 and this is the same description as the prior deed of record with minor typographical errors corrected.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their heirs, successors and assigns forever. I do covenant with Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. I do further covenant and bind myself and my

heirs and representatives to warrant and forever defend the title unto said real property unto the Grantees, their heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 17th day of July, 2020.

Frances Lucille Graham by Lucille Larraine Johnson (N/K/A) Lucille Larraine Hoffman (atty in fact.)
Frances Lucille Graham
By: Lucille Larraine Johnson (n/k/a Lucille Larraine Hoffman), Attorney-in-Fact 202007220080467
of record at Instrument No. _____, RODCTN

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Lucille Larraine Johnson (n/k/a Lucille Larraine Hoffman), to me known to be the person who executed the foregoing instrument in behalf of Frances Lucille Graham and who acknowledged that she executed the same as the free act and deed of the said Frances Lucille Graham. Witness my hand and seal at office this 17th day of July, 2020.

NOTARY PUBLIC

MARTHA BROOKE MARTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

My commission expires: 7/17/21

STATE OF TENNESSEE

COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

SWORN to and subscribed before me,

this the 17th day of July, 2020.

NOTARY PUBLIC

My commission expires: 5/10/2021

PAULA M. VAN CUYK STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Certificate of Authenticity

I, Paula M. Van Cuyk, 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 MONTGOMERY

Personally appeared before me, Sandra L. Idzi, a notary public for this county and state, Paula M. Van Cuyk 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: 9/15/2020
Notary's Seal:

