Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $357,500.00.

Affiant

File Number: 2008789

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Subscribed and sworn to before me, this 17th day of September, 2020.

Notary Public
My Commission Expires: 1-24-21

Karen Johnson Davidson County
Batch# 479191 DEEDWARR
09/21/2020 09:06:24 AM 2 pgs
Fees: $13.00 Taxes: $1,322.75

20200921-0107568

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Rheunetta Lynne Prime and Michael Erick Prime		181-01-0B-008.00-CO
7368 Campton Rd.		
Nashville, TN 37211		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Lois W. Graham, widowed, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Rheunetta Lynne Prime and Michael Erick Prime, with rights of survivorship, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Sugar Valley, Section 1 Addition, A Cluster Lot Subdivision, A Unit Planned Development, as shown by plat of record in Instrumnet No. 20030708-0093537, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert A. Graham, Sr. and Lois W. Graham, husband and wife by Warranty deed from James B. Cantrell, Jr and Kathy L. Cantrell of record in Instrument No. 20110908-0069553 Register's Office for Davidson County, Tennessee, dated September 01, 2011 and recorded on September 08, 2011. The said Robert A. Graham, Sr. having since died August 21, 2015 leaving property soley vested to Lois W. Graham.

Robert A. Graham Sr. and Robert Allan Graham are one and the same person. Lois W. Graham and Lois Whitney Graham are one and the same person.

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

This property is improved property known as 7368 Campton Rd., Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 11th day of September, 2020.

Lois W Graham by Lynn G. Peterson, her attorney-in-fact

Lois W. Graham by Lynn G. Peterson, her attorney- in- fact

State of Tennessee
County of Rutherford

On this 11th day of September 11, 2020, before me personally appeared Lynn G. Peterson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of Lois W. Graham, and acknowledged that such person executed the same as the free act and deed of Lois W. Graham.

Witness my hand and official seal at Murfreesboro, TN, this 11th day of September, 2020.

Katelyn Taylor

Notary Public at Large
My Commission Expires: 9/16/23

Katelyn Taylor
State of Tennessee Notary Public
Rutherford County