Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 587627 DEEDWARR
03/09/2021 10:18:55 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20210309-0030718

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 9-30-2024
(AFFIX SEAL)

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

07-NSH21-01211

Address of New Owner:	Send Tax Bills to:	Tax Information:
Franklin Stewart Graves and Sarah Marie Graves, husband and wife 1279 Brentwood Highlands Nashville, TN 37211	F&M Bank 50 Franklin Street Clarksville, TN 37040	172-04-0A-075.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and 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, **Wesley James Kolb and Sarah Jane Kolb, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Franklin Stewart Graves and Sarah Marie Graves, husband and wife** , hereinafter called the Grantees, their successors 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. 98, on the plan of Phase Three, Highlands of Brentwood (formerly Brentwood Highlands), as shown by plat of record in Instrument No. 20010920-0101749, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

24 month chain of title:

Being the same property conveyed to Wesley James Kolb and Sarah Jane Kolb, husband and wife by deed from World Convention of Churches of Christ, Inc., a Texas corporation authorized to do business in Tennessee, dated April 7, 2014, recorded April 9, 2014, of record in Instrument No. 20140409-0029578, in the Register's Office for Davidson County, Tennessee.

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: 1279 Brentwood Highlands, 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 8th day of March, 2021

Wesley James Kolb

Sarah Jane Kolb

STATE OF TENNESSEE
COUNTY OF Williamson

On this 8th day of March, 20 21, before me personally appeared Wesley James Kolb and Sarah Jane Kolb, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires 8/20/24

EMILY CROWDER
TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM