WARRANTY DEED

Karen Johnson Davidson County
Batch# 736421 DEEDWARR
10/14/2021 12:35:14 PM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20211014-0138280

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-091965

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Rosemary Robertson-Smith and Gregory Scott Smith and Hannah Robertson-Smith	NEW OWNER	
(NAME)	(NAME)	
704 Neelys Bend Road		052-02-0-271.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED EIGHTY-FIVE THOUSAND AND NO/100 DOLLARS ($385,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CAROLYN P. GRAVES, TRUSTEE OF THE GRAVES FAMILY TRUST AGREEMENT, DATED OCTOBER 15, 2018,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HANNAH ROBERTSON-SMITH, AN UNMARRIED WOMAN, AND GREGORY S. SMITH AND ROSEMARY ROBERTSON-SMITH, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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. 4-A on the Zone Lot Division of Lots Nos. 2, 3 and 4 of the Revision of Resubdivision of Lot No. 3 on the Plan of Christian Acres, of record in Book 6250, Page 5, said Register's Office, to which said plan reference is hereby made for a more complete legal description.

Land in Davidson County, Tennessee, being Lot No. 4-B on the Zone Lot Division of Lots Nos. 2, 3 and 4 of the Revision of Resubdivision of Lot No. 3 on the Plan of Christian Acres, of record in Book 6250, Page 5, said Register's Office, to which said plan reference is hereby made for a more complete legal

description.

Being the same property conveyed to Thomas A. Graves and Carolyn P Graves, his wife by Warranty deed from C.S.C. Const., Inc., a Tennessee Corporation of record in Book 6379, Page 717, Register's Office for Davidson County, Tennessee, dated August 31, 1984 and recorded on September 12, 1984.

Being the same property conveyed to Carolyn P. Graves, Trustee of the Graves Family Trust Agreement, dated October 15, 2018 by Quitclaim deed from Thomas A. Graves and wife, Carolyn P. Graves of record in Instrument No. 20181016-0102293 Register's Office for Davidson County, Tennessee, dated October 15, 2018 and recorded on October 16, 2018 and Scrivener's Affidavit recorded on June 19, 2019, in Instrument No. 20190619-0058957.

THIS CONVEYANCE IS MADE SUBJECT TO: Further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 704 Neelys Bend Road, Madison, TN 37115
(House No.) (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/our hand(s) this the 8th day of October, 2021

Carolyn P. Graves, Trustee of the Graves Family Trust Agreement, dated October 15, 2018

BY: Carolyn P. Graves
Carolyn P. Graves
Trustee

STATE OF TN
COUNTY OF DAVIDSON

On this the 8th day of October, 2021, before me personally appeared The Graves Family Trust Agreement dated October 15, 2018, Trustee of the Carolyn P. Graves, Trustee of the Graves Family Trust Agreement, dated October 15, 2018, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 8th day of October, 2021.

Cheryl Buckingham
Notary Public
My Commission Expires: 05-05-2025
(SEAL)

