Karen Johnson Davidson County
Batch# 771285 DEEDWARR
12/09/2021 03:06:30 PM 4 pgs
Fees: $23.00 Taxes: $2,220.00
20211209-0163656

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36709-10-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $600,000.00. Affiant Subscribed and sworn to before me this 3rd day of December, 2021. Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Philip Rasmussen, Brenda Rasmussen 4532 Winfield Drive Nashville, TN 37211	Philip Rasmussen, Brenda Rasmussen 4532 Winfield Drive Nashville, TN 37211	Map and Parcel No.: 172140B03400CO

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 of which is hereby acknowledged, **Beth D. Graves and spouse Kristen R. Graves** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Philip Rasmussen and Brenda Rasmussen, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4532 Winfield Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 3rd day of December, 2021.

Beth D. Graves

Kristen R. Graves

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Beth D. Graves and Kristen R. Graves, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of December, 2021.

My Commission Expires: 3/6/24

Notary Public



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Cluster Lot Development, Winfield Park, Phase I, Section I, Revision I as of record in Instrument No. 20010313-0024108, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Kristen R. Graves and spouse Beth D. Graves by deed dated July 27, 2007 from Donald L. Behne and wife, Geneva H. Behne of record in Instrument No. 20070814-0096851, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2021 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. State and County taxes for the year 2020, PAID. Map and Parcel No. 172140B03400CO.
3. Declaration of Covenants, Conditions By-Laws and Restrictions for Winfield Park, of record in Book 11113, page 691, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to Winfield Park Homeowner's Association, Inc of record in Instrument No. 20020515-0059528, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Instrument No. 20010313-0024108, Register's Office for Davidson County, Tennessee.
6. Easement granted to Bellsouth Telecommunications, Inc of record in Book 11628, page 204, Register's Office for Davidson County, Tennessee.
7. Easement and Cross Use Agreement of record in Book 5552, page 857, Register's Office for Davidson County, Tennessee.
8. Easement Agreement of record in Book 11124, page 852, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., 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 on 12/3/21.

George E. Mudter, Jr.
Dated 12/3/21

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy L Thomas
Notary Public
Dated 12/3/21

My commission expires 10/2/2023

