This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-15843-LV

Karen Johnson Davidson County
Batch# 812600 DEEDWARR
02/28/2022 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,494.95
20220228-0022558

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $404,040.00.

Affiant

Subscribed and sworn to before me, this the 15th day of February, 2022.

Notary Public
My Commission Expires: 5/2/22

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
The Benton Group 401 South Mount Juliet Road Mt. Juliet, TN 37122	The Benton Group 401 South Mount Juliet Road Mt. Juliet, TN 37122	098 00 0 091.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Robert A. Graves, Married Man,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **The Benton Group LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 1 on the Plan of Gannon Hill, recorded as Instrument No. 20010404-0032705, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Robert A. Graves, Married Man, by Quitclaim Deed from Robert A. Graves and wife, Terri Danielle F. Graves, of record in Instrument No. 20210506-0060918, in the Register's Office of Davidson County, Tennessee, dated April 29, 2021 and recorded on May 06, 2021.

Being the same property conveyed to Robert A. Graves and wife, Terri Danielle F. Graves, by Quitclaim Deed from Robert A. Graves, of record in Instrument No. 20161010-0106848, in the Register's Office of Davidson County, Tennessee, dated October 03, 2016 and recorded on October 10, 2016.

Being the same property conveyed to Robert A. Graves, by Warranty Deed from Marjorie Gannon Broadway, f/k/a Marjorie B. Gannon, of record in Instrument No. 20030411-0048339, in the Register's Office of Davidson County, Tennessee, dated March 27, 2003 and recorded on April 11, 2003.

Subject property is investment property. It is not the principal or marital residence of grantor, grantor's spouse, or dependents.

This is improved property located at: **3403 Earhart Road, Mt. Juliet, TN 37122.**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 this 15th day of February, 2022.

GRANTOR:

Robert A. Graves

Robert A. Graves

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert A. Graves, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of February, 2022.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22

202202280022558

Certificate of Authenticity

I, Kirsten Virden, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 2-15-2022.

Kirsten Virden
Affiant Signature

2-15-2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of February, 2022..

Bria Sawyers
Notary's Signature

My Commission Expires: 5-7-2024

Notary's Seal

