(3)

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

WARRANTY DEED

MELISSA D. ROGERS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Courtney Benjamin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of June, 2013.

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES: 4/19/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
D219, LLC	SAME	
(NAME) 1310 6th Ave North	(NAME)	07214010700
(ADDRESS) Nashville, TN 37208	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20130829

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Geraldine Graham and Sam Henry Graham and Barbara Ann Reed and Hattie Mae Graham and Donnell Lee Graham and Joyce Rhunette Graham and Michael Shawn Graham and Rosetta Graham and Felice Graham and Tonya Graham and Regina Tyson and Mose Graham IV and Tonya Christian and Reginald Graham and Chimea Dyer**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **D219, LLC**, hereinafter called the GRANTEE, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

BEING Lot No. 7 on the plan of A.H. Robinson's Subdivision of Lot Nos. 28, 29 and part of 30, in Brownsville, as of record in Book 57, page 1, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 75 feet on the Northerly side of Straightway Avenue, formerly Main Street and runs back 257 feet on the Easterly line and 259 feet on the Westerly line to a dead line, measuring 75 feet thereon.

This conveyance is expressly made subject to all matters as shown in Plat Book 57, page 1, in the Register's Office for Davidson County, TN; and to the zoning and subdivision regulations of the appropriate governmental body.

BEING all of the same property conveyed to Mose Graham, Jr. by quitclaim Deed from Willie B. Graham, et al, of record in Book 4181, page 153, Register's Office for said County. The said Mose Graham, Jr. died February 18, 1971 and pursuant to Affidavit of Heirship of record in Book 8188, page 365, Register's Office for said County, the said Mose Graham, Jr. was survived by his wife, Calene Graham, and his children Barbara Reed, Hattie Graham, Sam H. Graham, Mose Graham (aka Mose Graham III, Mose Graham, Jr. and Mose Allen Graham, Jr.), Donnell Graham, Sharon Graham, Geraldine Graham, Rosetta Graham, Joyce Graham and Michael Graham.

The said Sam Henry Graham, Mose Allen Graham, Jr. and Hattie Mae Graham conveyed their interest in said land to Calene Graham by Quitclaim Deed filed of record in Book 8379, page 298, Register's Office for said County

The said Barbara Ann Reed, Sharon Graham, Geraldine Graham, Rosetta Graham and Joyce Graham conveyed their interest in said land to Calene Graham by Quitclaim Deed filed of record in Book 8379, page 300, Register's Office for said County

The said Donnell Lee Graham conveyed his interest in said land to Calene Graham by Quitclaim Deed filed of record in Book 8379, page 302, Register's Office for said County

The said Michael Shawn Graham conveyed his interest in said land to Calene Graham by Quitclaim Deed filed of record in Book 8379, page 304, Register's Office for said County

The said Calene Graham aka Calene P. Graham died May 11, 2007, survived by nine children, Barbara Reed, Hattie Graham, Sam H. Graham, Donnell Graham, Sharon Graham, Geraldine Graham, Rosetta Graham, Joyce Graham and Michael Graham.

Her son, Mose Graham, Jr. aka Mose Graham III and aka Mose Allen Graham, Jr. predeceased his mother, having died September 16, 1995.

The said Sharon Graham, as POA for Calene Graham executed a Quitclaim Deed to Jeremy Doranzo Taylor dated May 7, 2007 and filed of record in instrument 20070508-0055341, Register's Office for said County

The said Sharon Graham died January 2, 2011, having no husband or children, survived by Sam Henry Graham, Barbara Ann Reed, Hattie Mae Graham, Darrell Lee Graham, Geraldine Graham, Joyce Rhunette Graham, Michael Shawn Graham and Rosetta Graham.

The said Jeremy Doranzo Taylor conveyed his interest in said land to Sam Henry Graham, Barbara Ann Reed, Hattie Mae Graham, Darrell Lee Graham, Geraldine Graham, Joyce Rhunette Graham, Michael Shawn Graham, Rosetta Graham, by

BILL GARRETT, Davidson County
Trans:T20130052148 DEEDWARR
Recvd: 06/20/13 10:42 6 pgs
Fees:33.00 Taxes:370.00
20130620-0063231

Quitclaim Deed dated July 22, 2011 and filed of record in Instrument 20110810-0061608, Register's Office for Davidson County, Tennessee.

Pursuant to Affidavit of Heirship of record in Instrument 20130620-0063229 Register's Office for Davidson County, Tennessee, the heirs of Mose Graham, III (aka Mose Graham, Jr. and Mose Allen Graham, Jr.) are Felice Graham and Tonya Graham and Regina Tyson and Mose Graham IV and Tonya Christian and Reginald Graham and Chimea Dyer.

unimproved ☐

This is improved ☒ property, known as 1111 Straightway Ave., Nashville, TN 37206

(House Number)	(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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 13th day of June, 2013.

Barbara Ann Reed
Barbara Ann Reed

Geraldine Graham
Geraldine Graham

Hattie Mae Graham
Hattie Mae Graham

Sam Henry Graham
Sam Henry Graham

Donnell Lee Graham
Donnell Lee Graham

Joyce Rhunette Graham
Joyce Rhunette Graham

Rosetta Graham
Rosetta Graham

Michael Shawn Graham
Michael Shawn Graham

Felice Graham
Felice Graham

Tonya Graham
Tonya Graham

Mose Allen Graham III
Mose Graham IV

Regina Tyson
Regina Tyson

Reginald Graham by Tonya Graham, Attorney in Fact
Reginald Graham by Tonya Graham, Attorney in Fact

Tonya Christian
Tonya Christian

Chimea Dyer
Chimea Dyer

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Geraldine Graham, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12 day of June, 2013.

My Commission Expires: 3-8-16 Amy Monterroso
Notary Public

AMY MONTERROSO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 8, 2016

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Sam Henry Graham, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12 day of June, 2013.

My Commission Expires: 3-8-16 Amy Monterroso
Notary Public

AMY MONTERROSO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 8, 2016

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Barbara Ann Reed, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12 day of June, 2013.

My Commission Expires: 3/8/2016 Robin R. Davis
Notary Public

ROBIN R. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Hattie Mae Graham, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12 day of June, 2013.

My Commission Expires: 3/8/2016 Robin R. Davis
Notary Public

ROBIN R. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Donnell Lee Graham, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13 day of June, 2013.

My Commission Expires: 3-8-16 Amy Monterroso
Notary Public

AMY MONTERROSO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 8, 2016

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Joyce Rhunette Graham, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13 day of June, 2013.

My Commission Expires: 3-8-16 Amy Monterroso
Notary Public

AMY MONTERROSO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 8, 2016

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Michael Shawn Graham, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13 day of June, 2013.

My Commission Expires: 3-8-16 Amy Monterroso
Notary Public

AMY MONTERROSO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 8, 2016

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Rosetta Graham, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13 day of June, 2013.

My Commission Expires: 3-8-16 Amy Monterroso
Notary Public

AMY MONTERROSO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 8, 2016

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Felice Graham, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13 day of June, 2013.

My Commission Expires: 3-8-16 Amy Monterroso
Notary Public

AMY MONTERROSO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 8, 2016

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Tonya Graham, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13 day of June, 2013.

My Commission Expires: 3-8-16 Amy Monterroso
Notary Public

AMY MONTERROSO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 8, 2016

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Regina Tyson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13 day of June, 2013.

My Commission Expires: 3-8-16 Amy Monterroso
Notary Public

AMY MONTERROSO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 8, 2016

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Mose Graham IV, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13 day of June, 2013.

My Commission Expires: 3-8-16 Robin R. Davis
Notary Public

ROBIN R. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Tonya Christian, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14 day of June, 2013.

My Commission Expires: 3/8/16 _____
Notary Public

ROBIN R. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

On this 14 day of June, 2013, before me personally appeared Tonya Graham, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Reginald Graham, and who acknowledged that she executed the same as the free act and deed of Reginald Graham.

My Commission Expires: 3/8/16 _____
Notary Public

ROBIN R. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Chimea Dyer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14 day of June, 2013.

My Commission Expires: 3/8/16 _____
Notary Public

ROBIN R. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.