BILL GARRETT, Davidson County
Trans: T20150056953 DEEDWARRSP
Recvd: 07/14/15 11:06 2 pgs
Fees: 13.00 Taxes: 1942.50
20150714-0068462

SPECIAL WARRANTY DEED

27262

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00.
Linda H. Robertson
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 13TH DAY OF July, 2015.
Linda Morrison
(Affix Seal) Notary Public

LINDA TURNER RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 11/6/17

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
The Baird Graham Company, L.L.C.	New Owner	Map/Parcel
4204 Lone Oak Road		130 09 0 014.00
Nashville, Tennessee 37215		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, HAYES MORGAN GRAF, ANN GRAF MORELAND AND SARA GRAF REMKE, hereinafter called the GRANTORS, have bargained and sold, and by these presents does hereby transfer and convey unto THE BAIRD GRAHAM COMPANY, L.L.C., a Tennessee limited liability company, hereinafter called the GRANTEE, its successors and assigns, that 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. 12 of Block "C" on the Map of the 2nd Revised Plan of Highlands of Belle Meade No. 2, as of record in Book 1130, page 62, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 125 feet on the south side of Brookfield Avenue and runs back between lines, 161.73 feet on the west line and 160.9 feet on the east line, to a dead line in the rear, on which it measures 125 feet.

Being the same property conveyed to Hayes Graf and wife, Jean Graf by Warranty Deed from Daniel Gryll and wife, Jean Gryll dated April 22, 1958, of record in Book 2746, page 330, Register's Office for Davidson County, Tennessee. The said Jean Graf having died November 3, 2012 and Hayes Graf died on September 29, 2014 and the subject property was devised to his 3 children, Hayes Morgan Graf, Ann Graf Moreland and Sara Graf Remke by his Last Will and Testament which was filed for probate in the Probate Court for Davidson County, Tennessee under Docket No. 14P-1789.

This conveyance is subject to the following:

1. Davidson County Taxes for the year 2015 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. M/P 130 09 0 014.00.
2. All matters appearing on the Plan of 2nd Revision Highlands of Belle Meade No. 2 of record in Plat Book 1130, page 62, Register's Office for Davidson County, Tennessee.

This is (X) improved property known as 155 Brookfield Avenue, Nashville, Tennessee 37205.

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, its successors and assigns forever; and the GRANTORS, do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through, or under the Grantors, but not further or otherwise.

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 our hand(s) this 13th day of July, 2015:

Hayes Morgan Graf

Ann Graf Moreland

Sara Graf Remke

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Hayes Morgan Graf, 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 13th day of July, 2015:

DOUGLAS S. HALE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My commission expires: MY COMMISSION EXPIRES: JANUARY 21, 2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Ann Graf Moreland, 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 13th day of July, 2015:

DOUGLAS S. HALE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My commission expires: MY COMMISSION EXPIRES: JANUARY 21, 2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Sara Graf Remke, 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 13th day of July, 2015:

DOUGLAS S. HALE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My commission expires: MY COMMISSION EXPIRES: JANUARY 21, 2018