WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M16-1065

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $80,000.00.

ROBIN L FRIEDMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-2-2018

Subscribed and sworn to before me, this the 20th day of April, 2016.

Notary Public

My Commission Expires: 7-2-2018

BILL GARRETT, Davidson County
Trans:T20160034608 DEEDWARR
Recvd: 04/27/16 10:32 4 pgs
Fees:23.00 Taxes:296.00
20160427-0040933

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Brent Van De Graaff 711 Starlit Road Nashville, TN 37205	05816003200	New Owner

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **MIKEYA AKINS, EXECUTRIX OF THE ESTATE OF IRIS E. GREENE AND WANDA AKINS, AS DEVISEE UNDER THE LAST WILL AND TESTAMENT OF IRIS E. GREENE, DECEASED,** (collectively, the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **BRENT VAN DE GRAAFF, MARRIED, AS HIS SOLE AND SEPARATE PROPERTY** (the "Grantee"), certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 11, Block "CC", on the Revised Map of Fairview Subdivision, as of record in Book 1130, page 54, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.

Said Lot No. 11 fronts 75 feet on the west side of Meadow Road and extends back between parallel lines 225 feet to a dead line.

Being the same property conveyed to Velma Everett and Iris E. Greene by Warranty Deed from Donald Lee Akins and wife, Wanda Everett Akins, dated May 7, 1967, recorded May 17, 1967, of record in Book 4132, page 519, Register's Office for Davidson County, Tennessee. The said Velma Everett died on January 9, 1975 and pursuant to the Affidavits of Heirship of record in Instrument No. 20160427-0040921, Instrument No. 20160427-0040922, Instrument No. 20160427-0040923, Instrument No.

20160427-0040924, Instrument No. 20160427-0040925 Instrument No. 20160427-0040926 Instrument No. 20160427-0040927, Instrument No. 20160427-0040928, Instrument No. 20160427-0040929, Instrument No. 20160427-0040930, Instrument No. 20160427-0040931, Instrument No. 20160427-0040932, Register's Office for Davidson County, Tennessee, the said Iris E. Greene was the sole heir at law for Velma Everett, deceased. The said Iris E. Greene died testate on February 8, 2016 and pursuant to the Last Will and Testament filed in Docket No. 16P337, Circuit Court of Davidson County, Tennessee (Probate Division), the said Wanda Akins was named devisee and the said Mikeya Akins was appointed as Executrix of the Estate of Iris E. Greene pursuant to the Letters Testamentary filed in Docket No. 16P337, Circuit Court of Davidson County, Tennessee (Probate Division).

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever.

This conveyance is made subject to (1) Property taxes for the year 2016, 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 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.

The Grantor covenants with the Grantee that the Grantor is lawfully seized and possessed of the said Property in fee simple; that the Grantor has a good right to convey the Property; and that the Property is unencumbered, unless otherwise herein set out.

This is improved property located at: 4021 Meadow Road, Nashville, Tennessee 37218

The Grantor further covenants to warrant and forever defend the title to the Property to the Grantee, its heirs, successors and assigns, against the lawful claims of all persons whomsoever.

[THE REMAINDER OF THIS PAGE WAS INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 20 day of April, 2016.

GRANTOR:

Wanda Akins

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Wanda Akins, to me known to be the person described in and who executed the foregoing Warranty Deed, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal at office this 20th day of March Apr. 1, 2016.

ROBIN L FRIEDMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

Notary Public
My Commission Expires: 7-2-2018

GRANTOR:

THE ESTATE OF IRIS E. GREENE

By: Mikeya Akins
Mikeya Akins, Executrix

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named Mikeya Akins, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Executrix of the Estate of Iris E. Greene, the within named bargainor, and that she as such Executrix, executed the within instrument for the purposes therein contained, by personally signing her name as Executrix of the Estate of Iris E. Greene.

WITNESS my hand and Notarial Seal at office this 20 day of April, 2016.

ROBIN L FRIEDMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2016

Notary Public
My Commission Expires: 7-2-2018