NEW OWNER:

JOHN GRAHAM
2102 Elm Hill Pikes
Nashville, TN 37210

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 16-1274

Map & Parcel 09514010200

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20160074374 DEEDWARR
Recvd: 08/25/16 13:58 3 pgs
Fees:18.00 Taxes:740.00
20160825-0089122

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Thousand and 00/100 Dollars ($200,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JOHN C. GRIMSLEY and BETTY GAY RYE,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **JOHN GRAHAM**, ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in the 15th Councilmanic District of the Metropolitan Government of Nashville and Davidson County, Tennessee, being part of Lot No. 3 on the Map of Elm Hill Acres, Section 1, as of record in Book 2331, Page 67, Register's Office for Davidson County, Tennessee, not used as a right-of-way as shown on a survey made by the State of Tennessee, Department of Highways, Project No. S-6325 (6), Tract No. 11.

Beginning at a point in the easterly margin of Sanborn Drive at the corner of Lots 3 and 218; thence north 66 deg. 03 min. 30 sec. east 157.40 feet along the line between Lots 3 and 218, to a point in the west right-of-way line of Briley Parkway; thence south 08 deg. 44 min. 52 sec. west 136.2 feet along the west right-of-way line of Briley Parkway to a point; thence south 35 deg. 15 min. 23 sec. west 118.5 feet along the west right-of-way line of Briley Parkway to a concrete monument in the northerly margin of Elm Hill Pike at the beginning of a curve; thence around said curve in a northwesterly direction 32.03 feet t a concrete monument in the easterly margin of Sanborn Drive; thence north 23 deg. 56 min. 30 sec. west 172.9 feet along the easterly margin of Sanborn Drive, to the point of beginning.

Being the same property conveyed to MARY A. KILE, BETTY GAYE RYE and JOHN C. GRIMSLEY, and to the survivor of them, as tenants in common with the right of survivorship by Quitclaim Deed from Robert F. Spann, Trustee, dated July 6, 2009, and of record in Instrument No. 20090714-0065847, Register's Office for DAVIDSON County, Tennessee. Said Mary A. Kile is now deceased, vesting the property herein to Betty Gaye Rye and John C. Grimsley as surviving tenants in common with right of survivorship.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of **2166 SANBORN DR, NASHVILLE, TN 37210**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2331, Page 67, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 22nd day of August, 2016.

JOHN C. GRIMSLEY

BETTY GAY RYE

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JOHN C. GRIMSLEY and BETTY GAY RYE**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of August, 2016.

NOTARY PUBLIC

My commission expires: 6-26-17

DAVID B. FOUTCH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$200,000.00** .

AFFIANT

Sworn to and subscribed to before me this 22nd day of August, 2016.

NOTARY PUBLIC

My commission expires: 6-26-17

DAVID B. FOUTCH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY