This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20170072526 DEEDWARR
Recvd: 08/22/17 09:02 2 pgs
Fees:13.00 Taxes:1572.50
20170822-0085915

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $425,000.00.

Affiant

Subscribed and sworn before me this the 17th day of August, 2017.

Notary Public
My commission expires: 07/06/20

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jennifer D. Graf	new owner	094-02-0 086.00
1800 Shelby Ave,	2109 Garden Street	
Nashville, TN 37206	Austin, TX 78702	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, NOAH ABRAMS,AN UN MARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JENNIFER D. GRAF AND SPOUSE, INGA OVERSTREET, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Edgefield Land Co's First Subdivision of record in Plat Book 57, Page 130, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Noah Abrams, an unmarried man, by deed from Paul J. Migliore, unmarried and Lana Katsaros, married, dated 12/29/2016, of record in Instrument No. 20170103-0000235, said Register's Office.

Also being all of the same property conveyed to Paul J. Migliore, unmarried and Lana Katsaros, a married woman, as tenants in common with right of survivorship, by deed from Mary Katherine Binkley, married, of record in Instrument No. 20141020-0096717, dated 10/17/2014, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1800 Shelby Ave,, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 8-BR-17-1800

Witness my hand this the 17th day of August, 2017.

Noah Abrams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Noah Abrams, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of August, 2017.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY