WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of March, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/15/21

(AFFIX SEAL)

Donald R. Barrett Jr. State of Tennessee Notary Public Williamson County

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Graham Built, LLC, a Tennessee Limited Liabilty Company	Graham Built, LLC, a Tennessee Limited Liabilty Company	103-14-0-047.00
(NAME)	(NAME)	
916 Neartop Drive	65 Brookwood Terrace	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 64983 **DEEDWARR**
03/05/2018 10:08:33 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20180305-0020347

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Robert J. Read III and David L. Read**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Graham Built, LLC, a Tennessee Limited Liabilty Company**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a 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. 23, on the plan of HILLWOOD TERRACE, of record in Plat Book 2663, Page 50, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Jean D. Read by Quit Claim Deed dated 03/31/1995 from Robert Read, Jr. of record in Book 9633, Page 115, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David Leslie Read, subject to life estate reserved to Jean D. Read by Quit Claim Deed dated 08/09/2002 from Jean D. Read of record in Instrument 20020813-0097887, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David Leslie Read, subject to life estate reserved to Jean D. Read and Robert J. Read, Jr. by Quit Claim Deed dated 04/04/2003 from Jean D. Read of record in Instrument 20030407-0045184, Register's Office for Davidson County, Tennessee. The said Robert J. Read, Jr. died on January 5, 2011.

Being the same property conveyed to Jean D. Read by Quit Claim Deed dated 05/15/2007 from David Leslie Read of record in Instrument 20070521-0060127, Register's Office for Davidson County, Tennessee. The said Jean D. Read died on December 18, 2017.

The said Jean D. Read died on testate on December 18, 2017 but her heirs have decided not to probate her will,

vesting her interest in the real esate in her heirs at law, David L. Read and Robert J. Read, III.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

All matters as set forth per Plat Book 2663, Page 50, Register's Office for Davidson County, Tennessee.
County of Davidson taxes for the year 2018 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 916 Neartop Drive, Nashville, TN 37205
(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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs and/or 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.

Witness our hands this 1st day of March, 2018.

Robert J. Read III

David L. Read

State of Tennessee
County of Williamson

Personally appeared before me Robert J. Read III and David L. Read, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of March, 2018.

Notary Public
My Commission Expires: 8/15/21

Donald R. Barrett Jr. State of Tennessee Notary Public Williamson County

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064