Bill Garrett Davidson County
Batch# 76401 DEEDWARR
04/04/2018 03:38:46 PM 2 pgs
Fees: $13.00 Taxes: $2,484.74
20180404-0031800

This instrument was prepared by:
DLO Title, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2018020010

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $671,550.00

Sworn to and subscribed before me this 28th day of March, 2018.

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-20

Affiant

Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Alyssa Graham		072-140-195.00
2500 Vaulx Lane	New Owner	
Nashville, TN 37204		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Michael Lummus, single** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Alyssa Graham and Douglas Graham wife and husband** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 37 and the Westerly 25 feet 8 inches of Lot No. 36 on the Plan of H. M. Doak's Subdivision of record in Plat Book 332, Page 22, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 37 and part of Lot No. 36 adjoin and front together 75 feet 8 inches on the Southerly side of Doubles Avenue and run back between parallel lines with the Easterly margin of 14th Street, 174.0 feet to an alley and shows 75 feet 8 inches, ore or less, on said alley.

Being the same property conveyed to Michael Lummus, single by Warranty deed from Andrew L. Stephens and Vicki A. Stephens Washington of record in Instrument No. 20130624-0064625 Register's Office for Davidson County, Tennessee, dated June 14, 2013 and recorded on June 24, 2013.

This is improved property known as **1400 Douglas Avenue, Nashville, TN 37206.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 28th day of March, 2018.

Michael Lummus

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Michael Lummus, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, 28th day of March, 2018

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2019