WARRANTY DEED

Bill Garrett Davidson County
Batch# 103038 **DEEDWARR**
06/11/2018 12:50:20 PM 2 pgs
Fees: $13.00 Taxes: $3,589.00

20180611-0055817

G-VRES-18-209

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $970,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 12.12.20

(AFFIX SEAL)

AMANDA MINOR NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David Thorpe and Christen Thorpe	Truxton Trust Company	
(NAME)	(NAME)	**104-01-0-212.00**
209 38th Ave N	4525 Harding Road, #300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **GRAHAM BUILT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID THORPE AND CHRISTEN THORPE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 100 on the Plan of Part of West Grove Subdivision of record in Plat Book 421, Page 109, 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 Graham Built, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Dowd Development & Design, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170710-0068818 Register's Office for Davidson County, Tennessee, dated June 28, 2017 and recorded on July 10, 2017. Being the same property conveyed to Graham Built, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Dowd Development & Design, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170710-0068818 Register's Office for Davidson County, Tennessee, dated June 28, 2017 and recorded on July 10, 2017. Being the same property conveyed to Dowd Development & Design, LLC, a Tennessee Limited Liability Company by Warranty Deed from Jeffrey R. Rymer, unmarried of record in Instrument No. 20170510-0046340, Register's Office for Davidson County, Tennessee, dated May 08, 2017 and recorded on May 10, 2017.

This conveyance is subject to:
- Taxes for the year 2018 and subseqent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 109, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **209 38th Ave N, Nashville, Tennessee 37209**.

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 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 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 my/our hand(s) this the 31st DAY OF MAY, 2018.

Graham Built, LLC

BY: _____
Brad Graham
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRAD GRAHAM, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of GRAHAM BUILT, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st of May, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212