Bill Garrett Davidson County
Batch# 105325 DEEDWARR
06/15/2018 02:42:30 PM 4 pgs
Fees: $23.00 Taxes: $7,659.00
20180615-0057914

#34306

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34306-05-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,070,000.00. Affiant Subscribed and sworn to before me this 12th day of June, 2018. Notary Public My Commission Expires:

GERALD G. PATTERSON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

Address New Owner: James Henry Graves, Judy Terry Graves 5 Valhalla Nashville, TN 37215	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 158 04 0 A 042 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Keith E. Blaydes and Robert Riedel, married** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **James Henry Graves and Judy Terry Graves, husband and wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5 Valhalla, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 12th day of June, 2018.

Keith E. Blaydes

Robert Riedel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Keith E. Blaydes and Robert Riedel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of June, 2018.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan Revised Section Two, Otter Wood, as of record in Plat Book 6900, page 598-602, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Keith E. Blaydes by deed dated April 23, 1999 from T.C. Summers and wife, Charlotte H. Summers of record in Book 11446, page 144, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated August 26, 1999 of record in Book 11637, page 148, Keith E. Blaydes conveyed subject property to Keith E. Blaydes and Robert Riedel as joint tenants with right of survivorship. For the purpose of creating a tenancy by the entireties, Keith E. Blaydes and Robert Riedel conveyed subject property to Keith E. Blaydes and Robert Riedel, married by Quitclaim Deed dated November 13, 2015 of record in Instrument No. 20151113-0115389, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 158 04 0 A 042 00CO.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Otter Wood, of record in Book 7260, page 483, amended in Book 8762, page 199, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 6900, page 598-602, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 9700, page 529 and in Book 8250, page 859, Register's Office for Davidson County, Tennessee.
5. Easement for transmission line of record in Book 2248, page 618, Book 2249, page 86 and in Book 2271, page 196, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

