Bill Garrett Davidson County
Batch# 112375 DEEDWARR
07/03/2018 01:18:59 PM 2 pgs
Fees: $13.00 Taxes: $1,905.50
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nderpool, P.C.
oard Lane, Suite G-104
TN 37067

THIS INSTRUMENT PREPARED BY: WILLIAM T. SMITH **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF Williamson) The actual consideration or value, whichever is greater, for this transfer is $515,000.00. Affiant Subscribed and sworn to before me, this 29th day of June, 2018. Notary Public My Commission Expires: 3-15-2020

Address New Owner As Follows:
Timothy Eric Grahl
Candace S. Grahl
102A Oceola Avenue
Nashville, TN 37209

Send Tax Bills To:
Bank of England
5 Statehouse Plaza #500
Little Rock, AR 72201

Map-Parcel Number:
103020Y00100CO

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **OCEOLA GENERAL PARTNERS, a Tennessee general partnership**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **TIMOTHY ERIC GRAHL AND CANDACE S. GRAHL, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit A, as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions, and Restrictions for 102 Oceola Avenue, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record as Instrument Number 20171016-0105810, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Oceola General Partners, a Tennessee general partnership, by deed from Mary Lee Hulett, unmarried, of record as Instrument Number 20170517-0048649, Register's Office for Davidson County, Tennessee.

735293.1/020180369

This conveyance is made subject to:

1. 2018 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 161, page 164, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens for 102 Oceola Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20171016-0105810, Register's Office for Davidson County, Tennessee.

4. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **102A Oceola Avenue, Nashville, TN 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 Grantees, their heirs and assigns, forever; and Grantor covenants with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 29th day of June, 2018.

OCEOLA GENERAL PARTNERS,
a Tennessee limited liability company

By: _____
Matthew Tyler Conger, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Matthew Tyler Conger**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Signatory of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 29th day of June, 2018.

(Seal)

WILLIAM T. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2021

_____
Notary Public

My Commission Expires: 09/07/21