(3)

Return to: BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 180717128

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $225,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of August, 2018.

Notary Public
My Commission Expires: _____

Melanie D. DuBard
STATE OF TENNESSEE NOTARY PUBLIC
County Of Williamson
My Comm. Expires January 30, 2022

Bill Garrett Davidson County
Batch# 126742 DEEDWARR
08/09/2018 09:26:28 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20180809-0078351

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nathan Graham 2632 Avery Park Drive Nashville TN 37211	Finworth Mortgage LLC 2106 Crestmoor Rd. Nashville, TN 37215	Tax Parcel ID No. 173-09-0A-637.00-CO

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, **Clay Tate and Hannah Tate, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Nathan Graham , a married man,** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 674 on the Plan of Section One of Phase Eight, Lenox Village of record in Plat at Instrument No. 20060824-0104608, 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 Clay Tate and Hannah Tate, husband and wife by Warranty deed from Michael G. Duncan and wife, Courtnie S. Duncan of record in Instrument No. 20110308-0018235 Register's Office for Davidson County, Tennessee, dated March 02, 2011 and recorded on March 08, 2011.

The execution of this instrument is effected by the signature of Jay Alexander as Attorney-in-fact for Clay Tate, which Power of Attorney is recorded in Instrument No. 20180809-0078349, and also by the signature of Jay Alexander as Attorney-in-fact for Hannah Tate, which Power of Attorney is recorded in Instrument No. 20180809-0078350, both is said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien not yet due and payable.
Subject to all matters shown on the Plan of record as Instrument Number 20060824-0104608, Register's Office of Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020315-0032826, Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20040526-0062220, Instrument No. 20050113-0005133, Instrument No. 20040526-0062221, Instrument No. 20050119-0006853, Instrument No. 20050324-0032209, Instrument No. 20050815-0096405, Instrument No. 20060120-0007914, Instrument No. 20060221-0020352, Instrument No. 20060309-0027423, Instrument No. 20060321-0032383, Instrument No. 20060622-0074677, Instrument No. 20070103-0001284, Instrument No. 20070830-0104306 and Instrument No. 20080326-0030439, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Charter of Lenox Village Neighborhood Association, Inc. of record in Instrument Number 2002041-20045831, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Instrument Number 20020628-0078164 and Instrument No. 20051213-0149579, in the Register's Office for Davidson County, Tennessee.
Easement(s) of record in Instrument Number 20010918-0100849, Instrument No. 20010918-0100850, Instrument No. 20010918-0100851 and Instrument No. 20010918-0100852, in the Register's Office for Davidson County, Tennessee.
Master Deed Restrictions for Lenox Village of record in Instrument Number 20020315-0032825, in the Register's Office for Davidson County, Tennessee.
Supplemental Master Deed Restrictions of record in Instrument Number 20021226-0158459, Instrument No. 20060120-0007913, Instrument No. 20060321-0032382 and Instrument No. 20080326-0030449, in the Register's Office for Davidson County, Tennessee.
Grant of Easement of record in Instrument Number 20130626-0065783, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 2632 Avery Park Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, Grantors have executed this instrument on this 3rd day of August, 2018.

Clay Tate by Jay Alexander as Attorney-in-fact

Hannah Tate by Jay Alexander as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jay Alexander, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Clay Tate and that he is authorized by Clay Tate to execute this instrument on his behalf.

WITNESS my hand, at office, this 3rd day of August, 2018.

Notary Public

My Commission Expires: _____

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jay Alexander, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Hannah Tate and that he is authorized by Hannah Tate to execute this instrument on her behalf.

WITNESS my hand, at office, this 3rd day of August, 2018.

Notary Public

My Commission Expires: _____

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018