WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 172717 **DEEDWARR**
12/11/2018 03:00:11 PM 2 pgs
Fees: $13.00 Taxes: $3,792.50

20181211-0120663

G-P-18-3408

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,025,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF DECEMBER, 2018.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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)
Hayden Cotting Jacques and Colby Chapin Jacques	NEW OWNER	
(NAME)	(NAME)	**118-09-0272.00**
3408 Lealand Ln.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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 **HAYDEN COTTING JACQUES AND COLBY CHAPIN JACQUES, 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. 1 on the Plan of Noelton Subdivision, a Resubdivision of Lots 1, 2 and 3 of record in Plat at Instrument No. 20170816-0084231, 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 and Design, LLC, of record in Instrument No. 20171212-0126511, Register's Office for Davidson County, Tennessee, dated 12/06/2017 and recorded on 12/12/2017.

This conveyance is subject to:

- Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Instrument No. 20170816-0084231, which voids, vacates & supercedes Instrument No. 20140617-0052839, Register's Office for Davidson County, Tennessee.
- Right of Way of Lealand Lane
- Restriction against Duplexes and Access from Lealand Lane as set forth in Plat of record in Instrument No. 20140617-0052839, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3958, Page 188, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement for 15 foot Ingress and Egress Easement of record in Instrument No. 20160406-0032467, and as Corrected in Correction Easement Agreement of record in Instrument No. 20170321-0027602, in the 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: **3408 Lealand Ln., Nashville, Tennessee 37204**.

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 7th DAY OF DECEMBER, 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 7th of December, 2018.

_____
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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