Karen Johnson Davidson County
Batch# 204018 DEEDWARR
03/11/2019 08:19:03 AM 2 pgs
Fees: $13.00 Taxes: $874.12
20190311-0021675

Warranty Deed

236,256.00

STATE OF TENNESSEE Florida
COUNTY OF DAVIDSON Escambia

The actual consideration or value, whichever is greater, for this transfer is $236,256.00.

Affiant 3/6/19

Subscribed and sworn to before me, this the 6th day of March, 2019.

Notary Public

My commission expires: 06/06/2020

Linda Huffman
Notary Public
State of Florida
My Commission Expires 6/6/2020
Commission No. FF 989179

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Bryan A. McGraw	new owner	
260 Hillsboro Place		117-03-0D-260.00-CO
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GREGORY J. DIGBY, UNMARRIED** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRYAN A. MCGRAW, A SINGLE PERSON** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 260 on the Plan of Hillsboro Station Condominiums of record in Plat Book 6250, Pages 751 through 753, in the Register's Office for Davidson County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Hillsboro Station, a horizontal property regime established by Master Deed of record in Book 6740, Page 37, amended in Book 8140, Page 689, said Register's Office.

Being the same property conveyed to Gregory J. Digby by Warranty deed from Andrea Homan Davis, married, (fka Andrea Lynn Homan) of record in Instrument No. 20090901-0081953 Register's Office for Davidson County, Tennessee, dated August 28, 2009 and recorded on September 01, 2009.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 260 Hillsboro Place, Nashville, TN 37215, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GFH-19-260

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of March, 2019.

3/6/19

Gregory J. Digby

STATE OF Florida
COUNTY OF Escambia

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Gregory J. Digby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of March, 2019.

Linda Huffman
Notary Public

My Commission Expires:
06/06/2020

Linda Huffman
Notary Public
State of Florida
My Commission Expires 6/6/2020
Commission No. FF 989179