WARRANTY DEED

Karen Johnson Davidson County
Batch# 229239 **DEEDWARR**
05/13/2019 02:23:40 PM 2 pgs
Fees: $13.00 Taxes: $5,920.00

20190513-0044796

G-BR-19-916

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBBIE MANN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 5-25-2022

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)
Ryan Small and Kelly Hill	NEW Owner	
(NAME)	(NAME)	**103-14-0-047.00**
916 Neartop Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, LLCGRAHAM 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 **RYAN SMALL AND KELLY HILL, 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. 23 on the Plan of Hillwood Terrace of record in Book 2663, page 50 amended in Book 2750, page 521, Register's Office for said County to which plan reference is hereby made for a more complete description.

Said Lot No. 23 fronts 193.6 feet on the North side of Neartop Drive and runs back between parallel lines 225 feet to a dead line.

Being the same property conveyed to Graham Built, LLC, a Tennessee Limited Liability Company by Warranty deed from Robert J. Read III and David L. Read of record in Instrument No. 20180305-0020347 Register's Office for Davidson County, Tennessee, dated March 01, 2018 and recorded on March 05, 2018.

This conveyance is subject to:

- Taxes for the year 2019 and subsequent years, a lien not yet due and payable. Tax Reference Numbers: 10314004700
- The Plan, with Owner's Certificate, of record in Book 2663, page 50 amended in Book 2750, page 521, said Register's Office, to which plan reference is hereby made for a more complete description.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **916 Neartop Dr, Nashville, Tennessee 37205**.

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 10th DAY OF MAY, 2019.

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 10th of May, 2019.

_____
Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

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