RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1911929

Karen Johnson Davidson County
Batch# 231673 DEEDWARR
05/17/2019 03:00:14 PM 2 pgs
Fees: $13.00 Taxes: $5,365.00

20190517-0046892

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,450,000.00.

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2019.

NOTARY PUBLIC

My commission expires: 7/6/20

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John Andrew Graves and Amy Johnson Graves<br>942 Evans Road<br>Nashville, TN 37204 | Same address as new owner | 118-13-0-241.00 |

FOR AND IN CONSIDERATION of the sum of One Million Four Hundred Fifty Thousand and 00/100 Dollars ($1,450,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **RYAN D. LEWIS, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JOHN ANDREW GRAVES AND AMY JOHNSON GRAVES, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 40 on the map of Rolling Meadows, of record in Book 1424, pages 98 and 99, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

Being the same property conveyed to Ryan D. Lewis, unmarried, by Warranty Deed from Nashville Construction Company, Inc., dated 5/10/2016, recorded 5/13/2016, of record in Instrument No. 20160513-0047810, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 942 Evans Road, Nashville, TN 37204, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: KL-BM-19-942

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 15th day of May, 2019.

**RYAN D. LEWIS**

STATE OF Arizona
COUNTY OF Pima

Personally appeared before me, a Notary Public, Ryan D. Lewis, 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.

WITNESS my hand and seal, this the 14th dR day of May, 2019.

Notary Public State of Arizona
Pima County
Diane A Reyes
My Commission Expires 04/29/2020

Notary Public

Diane A. Reyes
Printed Notary Name

My commission expires: 04/29/2020