WARRANTY DEED

Karen Johnson Davidson County
Batch# 252031 DEEDWARR
07/02/2019 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,410.45
20190702-0064800

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $381,202.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 1ST DAY OF JULY, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-1081LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
Robert Graham and Lauren Graham	NEW Owners	091 13 2D 001.00
513 B Eastboro Drive		
Nashville, TN 37209		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BRIAN CHESTER CONSTRUCTION, LLC*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

ROBERT GRAHAM AND LAUREN GRAHAM,HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 513 B Eastboro Drive, Nashville, TN 37209

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/or 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/or 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 hand on the 1st day of July, 2019.

Brian Chester Construction, LLC

BY:
Jim R. Vanderpool, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, JIM R. VANDERPOOL, as AUTHORIZED AGENT FOR BRIAN CHESTER CONSTRUCTION, LLC, the bargainor(s), 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 official seal at Franklin, Tennessee, this 1st day of July, 2019.

Notary Public

My Commission Expires: 6/14/2023

KEVIN J. KEGARISE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A - LEGAL DESCRIPTION

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 513 Eastboro Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 513 Eastboro Townhomes, a Horizontal Property Regime, of record in Instrument Number 20180601-0052403, as corrected by Affidavit recorded in Instrument Number 20190514-0045078 and corrected in Instrument No. 20190627-0062457 in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; as corrected by said Affidavit; together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the same property conveyed to CURTIS GROVES AND BRIAN CHESTER, by deed from ROGER H. PEACH, AN UNMARRIED MAN, of record in Instrument No. 20180119-0005757, dated January 18, 2018, said Register's Office. Being further conveyed to BRIAN CHESTER CONSTRUCTION, LLC, by quitclaim deed from CURTIS GROVES AND BRIAN CHESTER, of record in Instrument No. 20180719-0070505, dated July 18th, 2018, said Register's Office.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Book 332, Page(s) 116 and Book 332, Page 126.

4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180601-0052403, corrected at Instrument No. 20190514-0045078.

True Copy Certification

I, Elizabeth Preston, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Kendall Connell, a notary public for this county and state, **Elizabeth Preston** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/2020

KENDALL CONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020