THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190621080

Karen Johnson Davidson County
Batch# 260533 DEEDWARR
07/23/2019 09:09:33 AM 2 pgs
Fees: $13.00 Taxes: $2,571.50

20190723-0071952

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $685,000.00.

Affiant

Subscribed and sworn to before me, this22nd day of July, 2019.

PRISCILLA C. URBANEK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

Notary Public

My Commission Expires: March 3, 2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Todd Robert Graham and Lisa Ann Graham 4517 Utah Avenue Nashville TN 37209	~~New Owner~~ Capstar Bank 2002 Richard Jones Road #300A Nashville TN 37215	Tax Parcel ID No. 103-04-0-482.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lauren Plunk and Jared Plunk, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Todd Robert Graham and Lisa Ann Graham, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 1 , as shown on the map entitled Final Plat Re-Subdivision of Lots 1, 2 & 3 on the Plan of Re-Subdivision of the North Half of Block 12, Sylvan Park Plan, of record in Instrument No. 20141223-0117195, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by Warranty Deed from Edmund D. Hadley III and Margaret B. Hadley Wife to Lauren Plunk and Jared Plunk, wife and husband, as recorded on the 1st day of November, 2017 in Instrument No. 20171101-0111736 and Warranty Deed from Laodice, LLC to Edmund D. Hadley III and Margaret B. Hadley, husband and wife, as recorded on the 12th day of May, 2016 in Instrument No. 20160512-0047623, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 332, Page(s) 61 and Instrument No. 20141223-0117195.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20151130-0120177.

Stormwater Facilities and Systems Agreement as set forth in instrument recorded in Instrument No. 20141030-0100013.

This is improved property located at 4517 Utah Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of July, 2019.

Lauren Plunk

Jared Plunk

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lauren Plunk and Jared Plunk, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of July, 2019.

Notary Public

My Commission Expires: _____

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022