| THIS INSTRUMENT PREPARED BY:<br>**Mudter, Patterson & Cox PLLC**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 34959-07-2019** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $455,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 16th day of August, 2019.<br><br>Notary Public<br><br>My Commission Expires: |
|---|---|

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

# WARRANTY DEED

| Address New Owner:<br>Keith E. Collison<br>773 W. Meade Drive<br>Nashville, TN 37205 | Send Tax Bills To:<br>New owner | Tax Information:<br>Map and Parcel No.:<br>115 07 0 042 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, **Elizabeth S. Graf, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Keith E. Collison, a married man** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 773 W. Meade Drive, Nashville, TN 37205.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 275072 DEEDWARR
08/22/2019 10:01:33 AM 3 pgs
Fees: $18.00 Taxes: $1,683.50

20190822-0084453

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 16th day of August, 2019.

Elizabeth S. Graf

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elizabeth S. Graf, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of August, 2019.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 6, 2020

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 32 on the plan of West Meade Estates, Section IV, as of record in Book 3300, page 61, Register's Office for said County.

Said Lot No. 32 fronts 110 feet on the westerly side of West Meade Drive, and extends back 320.7 feet on the northerly line and 339 feet on the southerly line, to a dead line in the rear on which it measures 165.44 feet.

Being the same property conveyed to Walter L. Graf and wife, Elizabeth S. Graf by deed dated June 26, 1969 from Robert C. Franks and Dorothy Dabney Franks of record in Book 4345, page 502, Register's Office for Davidson County, Tennessee. Walter L. Graf having since died on November 30, 1997 leaving Elizabeth S. Graf as surviving tenant by the entirety.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 115 07 0 042 00.
2. All matters appearing on the Plan of record as Book 3300, page 61, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4888, page 659, Register's Office for Davidson County, Tennessee.