WARRANTY DEED

Karen Johnson Davidson County
Batch# 342039 DEEDWARR
01/13/2020 09:00:49 AM 2 pgs
Fees: $13.00 Taxes: $4,070.00

20200113-0004040

R-KW-19-702F

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/9/23 (AFFIX SEAL)

COLLEEN WALTERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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)
Elena W. Graves	**New Owner**	
(NAME)	(NAME)	**117-1-A-2.00CO**
702-F Bowling Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **LILLIAN WILLIAMS, TRUSTEE OF THE SMITTY FAMILY TRUST DATED MAY 29, 2018,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELENA W. GRAVES, A SINGLE PERSON ,** 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 Unit No. 3-B aka 702-F, of the Amended and Restated Master Deed of Bowling Square Homeowners Association Creating Bowling Square Two Homeowners Association of record in Instrument No. 20190516-0046286, which amends the Master Deed and Amendment in Book 4724, Page 753 and Book 4932, Page 150, Register's Office for said County. Reference is hereby made to the plan of Bowling Square Condominiums, Section One, of record in Book 4860, Page 51, said Register's Office, to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Lillian Williams, Trustee of The Smitty Family Trust, by Quitclaim Deed from William J. Reed and Margaret Eckford, husband and wife, recorded June 15, 2018 in Instrument No. 20180615-057887, Register's Office for Davidson County, Tennessee. Being the same property conveyed to William J. Reed and Margarat Eckford, husband and wife, by Warranty Deed from Virginia Davis, unmarried, recorded June 15, 2018 in Instrument No. 20180615-0057711, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plans of record in Plat Book 4660, Page 44 and Plat Book 4860, Page 51, Register's Office for Davidson County, Tennessee.
- Master Deed of record in Book 4724, Page 753, amended in Book 4932, Page 150 and amended and restated in Instrument No. 20190516-0046286, Register's Office for Davidson County, Tennessee.
- By Laws of record in Book 4724, Page 769 and Book 4932, Page 164, Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Instrument No. 20190520-0047531, Register's Office for Davidson County, Tennessee.
- Subject to county taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **702-F Bowling Avenue, Nashville, Tennessee 37215**.

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 JANUARY, 2020.

The Smitty Family Trust dated May 29, 2018

BY: _____ Trustee
Lillian Williams
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LILLIAN WILLIAMS, TRUSTEE of THE SMITTY FAMILY TRUST DATED MAY 29, 2018, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 10th of January, 2020.

_____
Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E GRONES
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