6

WARRANTY DEED

Karen Johnson Davidson County
Batch# 376134 **DEEDWARR**
03/23/2020 01:06:12 PM 2 pgs
Fees: $13.00 Taxes: $1,267.25

20200323-0031505

L. DYKE TATE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $342,500.00

Theresa Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF March, 2020.

Notary Public

MY COMMISSION EXPIRES: May 03, 2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Phillip R. Graham and Mary A. Graham	Phillip R. Graham and Mary A. Graham	116030E00400CO
(NAME)	(NAME)	
222 Craighead Avenue	222 Craighead Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Alison Smith and Ellen Smith Simpson, Devisees under the Last Will & Testament of Faye Anthony Smith,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Phillip R. Graham and Mary A. Graham, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 4, of Nichols Court Condominiums, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6087, Page 444, Register's Office for Davidson County, Tennessee, and as corrected by instrument of record in Book 6096, Page 70, said Register's Office, together with the undivided percentage interest in common elements appurtenant to said Unit described in said Master Deed, reference is hereby made to the Plat of Nichols Court, of record in Book 5200, Page 457, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Faye A. Smith by deed dated November 29, 1995 from Douglas R. Deloit and wife, Ann A. Deloit of record in Book 9873, Page 879, Register's Office for Davidson County, Tennessee. The said Faye A. Smith being one and the same as Faye Anthony Smith, died testate on September 13, 2019 and by Last Will and Testament filed with the Probate Clerks Office for Davidson County under Case No. 19P-1997 said property was devised to Alison Smith and Ellen Smith Simpson. See Scrivener's Affidavit of record in Instrument No. 20200318-0029834, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 104 Nichols Court, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 20th day of March, 2020.

Alison Smith

Ellen Smith Simpson

State of New York
County of New York

On this 19th day of March, 2020, before me, a Notary Public, within and for the State and County aforesaid, personally appeared **Alison Smith**, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal this 19th day of March, 2020.

Notary Public
My Commission Expires: 06/18/2022

SHAQUANE SMITH
Notary Public - State of New York
NO. 01SM6376853
Qualified in Queens County
My Commission Expires Jun 18, 2022

State of Tennessee
County of Davidson

On this 20th day of March, 2020, before me, a Notary Public, within and for the State and County aforesaid, personally appeared **Ellen Smith Simpson,** the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal this 20th day of March, 2020

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

File No.: 20-Graham