ADMINISTRATOR'S DEED

Karen Johnson Davidson County
Batch# 377702 **DEEDWARR**
03/26/2020 09:33:51 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20200326-0032785

DANA DELWORTH 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 $375,000.00

Brian Mitchell
Affiant

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

Dana Delworth
Notary Public

MY COMMISSION EXPIRES: 07/06/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel D. Graham	owner at owner's address	
(NAME)	(NAME)	
3311 Walton Lane		051000119.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

This Indenture made the 19th day of March, 2020 between, **Sandra Ford, Administrator of The Estate of Ulysses G. Bryant, Jr.,** WHO DIED INTESTATE ON JUNE 02, 2019 , PARTY OF THE FIRST PART, HEREINAFTER CALLED THE GRANTOR, and **Samuel D. Graham,** an unmarried man, PARTY OF THE SECOND PART, HEREINAFTER CALLED THE GRANTEE, WITNESSETH, THAT WHEREAS LETTERS OF ADMINISTRATION WERE ISSUED TO THE PARTY OF THE FIRST PART BY THE PROBATE COURT OF DAVIDSON COUNTY, TENNESSEE ON AUGUST 15, 2019 AND IN CONSIDERATION OF Three Hundred Seventy-Five Thousand and No/100 Dollars ($375,000.00), PAID BY THE PARTY OF THE SECOND PART, THE PARTY OF THE FIRST PART, DOES HEREBY GRANT AND RELEASE UNTO THE PARTY OF THE SECOND PART, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land located in the 4th Councilmanic District, Davidson County, TN. and described according to a survey by Rocky L. Montoya, Surveying, dated February 17, 2020 as follows:

Beginning at an iron rod (old) in the east margin of Walton Lane, said point being the south west corner of this lot # 1, the north west corner of the Woodland Streets Partner, LLC, Metro Tax Map, Parcel (061010A00400CO) thence, along the south margin of Walton Lane with a curve to the right having a delta angle of 72 degrees 40 minutes 38 seconds, a radius of 385.30 feet, a tangent of 283.43 feet a length of 488.74 feet, a chord of 456.62 feet to an iron rod (old), said point being the north east corner of this lot # 1, the north west corner of Metro Tax, Parcel (O5100012000); thence, along the common line of this tract and Parcel 120 south 04 degrees 57 minutes 39 seconds West 317.95 feet to an iron rod (set) in the north line of Woodland Streets Partners, LLC, Metro Parcel (4), thence, along the north line of Parcel 4 and the south line of this lot # 1 north 82 degrees 31 minutes 25 seconds south west 341.99 feet to the point of beginning, containing 77,515 square feet, 1.78 more or less.

Being the same property conveyed to Louise Petway, by deed from Norma N. Kaufman, unmarried, of record in Book 4120, Page 478, Register' s Office for Davidson County, Tennessee, dated March 24, 1967 and recorded on April 13, 1967.

The said Louise Petway is now deceased leaving Ulysses G. Bryant, Jr. as her sole heir. See case No. 99005 in the Probate Court for Davidson County, Tennessee, and Affidavit of Heirship in Book 9375, Page 255, Register's Office for Davidson County, Tennessee.

The said Ulysses G. Bryant, Jr. having since died intestate on June 2, 2019, and by order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division (Docket No. 19P-1507), Sandra Ford was appointed as Estate Administrator, with Letters of Administration being issued on September 5, 2019. An Order approving sale issued on February 14, 2020, giving the Estate Administrator full authority to convey property.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3311 Walton Ln Nashville, TN 37216
(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 hand this 19th day of March, 2020.

The Estate of Ulysses G. Bryant

Sandra Ford

By: Sandra Ford, Administrator

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Sandra Ford, Administrator of The Estate of Ulysses G. Bryant**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of March, 2020.

Notary Public

My Commission Expires: _____

MICHAEL A. FEARNLEY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Comm. Exp. 11/21/2021