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Karen Johnson Davidson County
Batch# 387676 DEEDWARR
04/17/2020 12:23:15 PM 3 pgs
Fees: $18.00 Taxes: $4,717.50

20200417-0040529

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,275,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of April, 2020.

Notary Public

My Commission Expires: 5/3/21

Address New Owner As Follows:
Stacia R. Graffia, Trustee
713A Cantrell Avenue
Nashville, TN 37215

Send Tax Bills To:
New owner

Map-Parcel Number:
117010J00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HR PROPERTIES OF TENNESSEE**, a Tennessee general partnership hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **STACIA R. GRAFFIA, TRUSTEE OF THE STACIA R. GRAFFIA**

DECLARATION OF TRUST dated November 1, 1999, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County Tennessee, being Unit No. A of the Plan of 713 Cantrell Avenue, a Horizontal Property Regime with Private Elements, as shown on Exhibit "A" of 713 Cantrell Avenue, of record in Instrument No. 20180514-0050001, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete and accurate legal description.

Being part of the same property conveyed to HR Properties of Tennessee, by deed dated March 12, 2018 from Laura Reinbold a/k/a Laura R. Reinbold, a single woman, of record in Instrument No. 20180313-0023465, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2020 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 332, page 85, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions for 713 Cantrell Avenue with Private Elements (a planned unit development), including liens for assessments, of record in Instrument No. 20180524-0050001, Register's Office for Davidson County, Tennessee.

4. Rights of others in and to the common elements.

This is improved property known as: 713 A Cantrell Avenue, Nashville, TN 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, her heirs and assigns, forever; and covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 8 day of April, 2020.

HR PROPERTIES OF TENNESSEE,
a Tennessee general partnership

By: _____
Galen Scott Haley, Authorized Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GALEN SCOTT HALEY,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **AUTHORIZED OFFICER**, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 8 day of April, 2020.

_____
Notary Public

My Commission Expires:



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