WARRANTY DEED

Karen Johnson Davidson County
Batch# 427141 DEEDWARR
06/26/2020 12:46:51 PM 2 pgs
Fees: $13.00 Taxes: $9,435.00

20200626-0069451

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$2,550,000.00**

Affiant

Subscribed and sworn to before me, this the 15th day of June, 2020.

Notary Public

My commission expires:

(AFFIX SEAL)

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Phillip Dyas Graf		**Map 116-10-0 Parcel 015-00**
117 Clarendon Avenue	NEW OWNER	
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Kenneth S. Adams, IV and spouse, Amy S. Adams

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Phillip Dyas Graf and Mary Creagh Graf, 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:

Land in Davidson County, Tennessee, being part of Lot No. 3 on the Plan of the First Belle Meade Subdivision, as of record in Plat Book 332, Pages 88 and 89, Register's Office for Davidson County, Tennessee, being Lot "A" on an unrecorded map of the westerly part of said Lot No. 3 and described according to a blue print of said map, which was made by S. M. McMurray Engineering Company, March 23, 1929, as follows:

Beginning at an iron pin in the southerly margin of Clarendon Avenue, being the Northwest corner of said Lot "A"; running thence in a northeasterly direction, with the curve of the southerly margin of Clarendon Avenue, 130.8 feet to the Northwest corner of Lot "B"; thence southerly, with a line between said two lots 257.8 feet; thence South 60 deg. 05 min. West 108 feet to the easterly line of W.W. Dillon's lot; thence northerly, with his easterly line, 46.7 feet to his Northeast corner; thence westerly, with his northerly line, South 68 deg. 05 min. West 9.64 feet; thence northerly 195.3 feet to the beginning.

Being the same property conveyed to Kenneth S. Adams, IV and spouse, Amy S. Adams, by Warranty Deed dated September 20, 2013 from Francis M. Wentworth, Jr. and wife, Betty F. Wentwort, of record in Instrument No. 20130924-0100238, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 332, Pages 88 & 89, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement for Sanitary Sewer to the City of Belle Meade of record in Book 5808, Page 623, Register's Office for Davidson County, Tennessee. (3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (_X_) Unimproved (____) property, known as **117 Clarendon Avenue, Nashville, TN 37205**

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 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 hand(s) this **15th** day of **June, 2020.**

Kenneth S. Adams IV

Kenneth S. Adams, IV

Amy S. Adams

Amy S. Adams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Kenneth S. Adams, IV and Amy S. Adams,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **June, 2020.**

Diana S. Aubin

Notary Public

My Commission Expires: 10-7-23

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.