| THIS INSTRUMENT PREPARED BY:<br>**Mudter, Patterson & Cox PLLC**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 35569-06-2020** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $848,500.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 27th day of July, 2020.<br><br>Notary Public<br><br>My Commission Expires: |
|---|---|

ASHLEY H. OSBORNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-1-2023

# WARRANTY DEED

| **Address New Owner:**<br>Andrew Robert Tuck<br>Catherine McDonald Tuck<br>3006 Brightwood Avenue<br>Nashville, TN 37212 | **Send Tax Bills To:**<br><br>New Owner | **Tax Information:**<br>Map and Parcel No.:<br>11708002900 |
|---|---|---|

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Selby Ruth McRae Graepel, formerly known as Selby Ruth McRae, and husband Kevin Whittle Graepel, who joins in the execution of this instrument for the purpose of conveying any interest he has in the property by virtue of his marriage to Selby Graepel** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew Robert Tuck and Catherine McDonald Tuck, husband and wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3006 Brightwood Avenue, Nashville, TN 37212.

Selby Ruth McRae Graepel and Selby Ruth McRae are one and the same person.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 451021 DEEDWARR
08/05/2020 01:19:39 PM 3 pgs
Fees: $18.00 Taxes: $3,139.45

20200805-0086980

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 27th day of July, 2020.

Selby Ruth McRae Graepel by her atty in Fact
Selby Ruth McRae Graepel, by George E. Mudter Jr, her Attorney-in-fact

Kevin Whittle Graepel by his atty in Fact
Kevin Whittle Graepel, by George E. Mudter Jr, his Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George E. Mudter, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Selby Ruth McRae Graepel and Kevin Whittle Graepel, and he is authorized by Selby Ruth McRae Graepel and Kevin Whittle Graepel to execute this instrument on their behalf.

Witness my hand, at office, this 27th day of July, 2020.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being the Westerly part of Lot No. 20 on the Plan of Belmont Terrace Resubdivision Annex No. 1 of record in Plat Book 421, page 182, Register's Office for Davidson County, Tennessee.

Said Part of Lot No. 20 fronts 60 feet on the easterly margin of Brightwood Avenue and extends back 161 feet on the northerly line and 75 feet on the southerly line to a dead line in the rear, measuring 65.5 feet thereon.

Being the same property conveyed to Selby Ruth McRae, unmarried, by deed dated January 22, 2016 from Jonina L. Butler, unmarried of record in Instrument No. 20160128-0008041, Register's Office for Davidson County, Tennessee. Selby Ruth McRae having since married and is now known as Selby Graepel. Selby Ruth McRae Graepel and Selby Ruth McRae are one and the same person.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee. Map and Parcel No. 11708002900.
2. All matters appearing on the Plan of record as Plat Book 421, page 182, Register's Office for Davidson County, Tennessee.