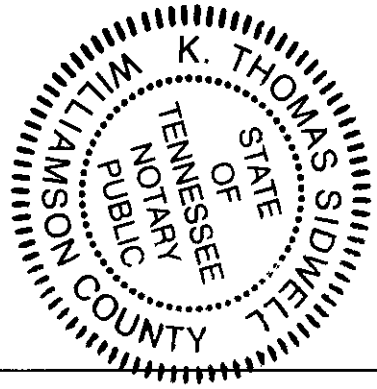
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 11/14/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jennifer Michelle Graham	New Owner	
(NAME)	(NAME)	062 02 0B 115.00
3361 Cain Harbor Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Angie Alexander Logsdon and Brent Logsdon, wife and husband**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jennifer Michelle Graham, unmarried**, hereinafter called the GRANTEE(S), her 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 Lot No. 44, on the First Amendment to Abbington Park, Phase One, Section Three, a Planned Unit Development, as of record in Instrument No. 20040728009023O, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Angie Alexander Logsdon and Brent Logsdon, wife and husband, by Warranty Deed from Beazer Homes Corp, dated 12/16/2005, of record in Instrument 20051220015232 9, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Plat Instrument 20040728009023O; (2) Covenants, conditions, easements and restrictions recorded in Instrument 20010402003152O, Instrument 20030213002007 5, a Supplemental Declaration of record in Instrument 20040518005846 1, Amendment Declarations of record in Instrument 20161027011373 8, and Instrument 20170124000783O; (3) Deed of Conveyance of recorded in Book 8377, Page 820; (4) Deed Restrictions and Easements recorded in Instrument 20000720007164 8; (5) StormWater Detention Agreement Easement recorded in Instrument 20030109000424 6; (6) Agreement for Dedication of Easement recorded in Instrument 20060811009895 1; (7) Charter of Abbington Park Homeowners Association of record in Instrument 20030303002740 5; (8) Bylaws of Abbington Park Homeowners Association of record in Instrument 20030303002740 6; (9) Quitclaim Deed conveys to Abbington Park Homeowners Association of record in Instrument 20050201001184 8, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 472923 **DEEDWARR**
09/10/2020 09:42:24 AM 2 pgs
Fees: $13.00 Taxes: $1,176.60

20200910-0103055

BOX 10-A

File No.: 873441
Warranty Deed TN

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 3361 Cain Harbor Drive, Nashville, TN 37214
(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 GRANTEE(S), her assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), her 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.

Effective the 8th day of September, 2020.

Angie Alexander Logsdon

Brent Logsdon

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Angie Alexander Logsdon and Brent Logsdon, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of September, 2020.

Notary Public:
My Commission Expires: 11/14/21

WILLIAM K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064