Karen Johnson Davidson County
Batch# 483681 DEEDWARR
09/25/2020 12:05:30 PM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20200925-0110588

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $580,000.00.

Affiant

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn before me this the 24th day of September, 2020.

Notary Public
My commission expires: 12/1/2020

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Nancy Caroline Graves	CapStar Bank	083-13-0 314.00
1413 Lillian St	2002 Richard Jones Road, Ste. A300	
Nashville, TN 37206	Nashville, TN 37215	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KENNETH L. DASH AND WIFE, CLAIRE B. DASH,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **NANCY CAROLINE GRAVES AND BRYAN GRAVES, wife and husband,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being lot No. 132 of Block M, on the Plan of Subdivision of Lindsley Home Place, of record in Plat Book 2, page 92 Registers Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Kenneth L. Dash and wife Claire B. Dash, by deed from K & A Enterprises, LLC, a Tennessee limited liability company, dated 12/06/2016, of record in Instrument No. 20161215-0131579, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1413 Lillian St, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

KLD CBD

Witness my hand this the 24th day of September, 2020.

Kenneth L. Dash

Kenneth L. Dash

Claire B. Dash by Kenneth L. Dash

Claire B. Dash

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a **Notary Public** in and for said county and state, **Kenneth L. Dash,** with whom I am personally acquainted, or proved to **me on the basis** of satisfactory evidence, and who acknowledged **they** executed the within instrument for the purposes **therein contained.**

Witness my hand and official seal this 24th day of September, 2020.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

On this 24th day of September, 2020, before me, the undersigned Notary Public in and for said County and State, personally appeared **Kenneth L. Dash** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Claire B. Dash, by Specific Power of Attorney dated September 24th, 2020, and who acknowledged that he executed the same as the free act and deed of Claire B. Dash.

Witness my hand and official seal this 24th day of September, 2020.

My Commission Expires: 9-6-22

Notary Public

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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