THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **459,900.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF SEPTEMBER, 2020. Notary Public MY COMMISSION EXPIRES: 1-8-24 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Graham Built, LLC	owner	MAP 115-03-0-
65 Brookwood Terrace		PARCEL 080.00
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **William S. Bevington, Executor of the Estate of Frances H. Bevington**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Graham Bulit, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 Lot No. 2, Section I, Crest Meade Subdivision, of record in Book 2331, Page 153, Register' s Office for said County.

Being the same property conveyed to Richard L. Bevington and wife, Frances H. Bevington, by Warranty Deed from Lucian McManus and wife, Thelma H. McManus, of record in Book 3504, Page 555, Register's Office for Davidson County, Tennessee, dated February 04, 1963 and recorded on February 11, 1963

The said Richard L. Bevington deceased on or about November 16, 2008, leaving Frances H. Bevington as surviving tenant by the entirety.

The said Frances H. Bevington deceased on or about July 28, 2020, testate, leaving her Last Will and Testament filed at Case No. 20P1329, Seventh Circuit Court for Davidson County, Tennessee, Probate Division. By the provisions of the said Will, the described real estate is subject to administration by the Executor of the estate, William S. Bevington.

THIS CONVEYANCE IS SUBJECT TO: 1) Taxes for the year 2020 and subsequent years; (2) all matters shown on the Plan of record in Book 2331, Page 153, Register's Office for Davidson County, Tennessee; (3) Restrictions of record in Book 2602, Page 129 and Book 2331, Page 153; (4) All easements of record; (5) all visible easements; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **740 Georgetown Drive, Nashville, TN 37205.**

Karen Johnson Davidson County
Batch# 489781 DEEDWARR
10/06/2020 09:08:20 AM 2 pgs
Fees: $13.00 Taxes: $1,701.63

20201006-0115414

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, its successords and assigns forever; and we do covenant with the said GRANTEE 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, its successors 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 hand this the 29th day of September, 2020.

Estate of Frances H. Bevington

BY: William S Bevington Executor
William S. Bevington, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared William S. Bevington, 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 EXECUTOR of the **Estate of Frances H. Bevington**, and is authorized by the Estate to execute this instrument on behalf of the Estate.

Witness my hand and seal this the 29th day of September, 2020.

My Commission expires 1-8-24

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE