Karen Johnson Davidson County
Batch# 499387 DEEDWARR
10/20/2020 02:33:43 PM 2 pgs
Fees: $13.00 Taxes: $1,102.60
20201020-0122206

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $298,000.00. Affiant Subscribed and sworn to before me, this the 16th day of October, 2020. Notary Public My commission expires: 7/9/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
James D. Graff	NEW OWNER	105-03-0E-006.00-CO
1066 2nd Avenue South B		
Nashville, TN 37210		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **MATTHEW G. MALCOLM, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES D. GRAFF**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

unmarried

Land in Davidson County, Tennessee, being Unit 1066B, Lofts at Southview Homeowner's Association, Inc, a Horizontal Property Regime with Private Elements of record in Instrument No. 20130723-0076139, amended in Instrument No. 20130809-0083713 and Instrument No. 20151112-0115225, in the Register's Office for Davidson County, Tennesse, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Matthew G. Malcolm, unmarried by Warranty deed from FMBC Investments, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20141001-0090359 Register's Office for Davidson County, Tennessee, dated September 26, 2014 and recorded on October 01, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1066 2nd Avenue South, B, Nashville, TN 37210, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-SB-RMX-20-1066

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE ~~16th~~ 15th day of October, 2020.

Matthew G. Malcolm

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ Travis

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Matthew G. Malcolm, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of October, 2020.

Notary Public

My Commission Expires: 10/29/22

LISA M. LANGWORTHY NOTARY PUBLIC STATE OF TEXAS ID #13177950-1 EXP. 10-29-2022