Karen Johnson Davidson County
Batch# 508324 DEEDWARR
11/03/2020 11:49:30 AM 4 pgs
Fees: $23.00 Taxes: $1,949.90
20201103-0128545

#35786

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, TN 37201	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $527,000.00. **Affiant** Subscribed and sworn to before me, this 29th day of October, 2020. Notary Public My Commission Expires:

KELLY E COX NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Address New Owner As Follows: Kevin & Julianne Graham 4000 West End Avenue #105 Nashville, TN 37205	Send Tax Bills To: FF&M P. O. Box 1148 Columbia, TN 38401	Map-Parcel Number: 103-12-0G-105.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JEFFREY MOBLEY, EXECUTOR OF THE ESTATE OF ALTON ROSS, JR., hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto KEVIN GRAHAM AND JULIANNE GRAHAM, HUSBAND

AND WIFE, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 105, on the Horizontal Property Regime for The Jacksonian 4000 Condominiums, as recorded in the Master Deed of record in Instrument No. 20020208-0017172, amended in Instrument No. 20020910-0109643, Instrument No. 20021104-0134916 and Instrument No. 20021127-0147048, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Alton Ross, Jr., a married man, by deed from James Vandegrift and Deborah Vandegrift, husband and wife, of record in Instrument No. 20171206-0124347, dated November 30, 2017, said Register's Office. The said Alton Ross, Jr. having since died testate on or about December 1, 2019. Billy T. Lynch was appointed Executor of the Estate of Alton Ross, Jr. pursuant to will of record in the Seventh Circuit Probate Court, Davidson County Tennessee, Docket No. 19P2150. Billy T. Lynch declined and appointed Jeffrey Mobley the Executor of the Estate of Alton Ross, Jr.

This property has never been the primary residence of Alton Ross, Jr.

This conveyance is made subject to:

1. Taxes for the year 2021 and subsequent years. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Declaration of Covenants, Conditions, Liens, Easements, Restrictions and By-Laws, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in the Master Deed of The Jacksonian 4000 Condominiums, of record in Instrument No. 20020208-0017172, amended in Instrument No. 20020910-0109643, Instrument No. 20021104-0134916 and Instrument No. 20021127-0147048, said Register's Office.

3. Easement to Southern Bell Telephone and Telegraph Co. of record in Book 3644, page 500, said Register's Office.

This is improved property known as: 4000 West End Avenue, Unit 105, Nashville, TN 37205.

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 and assigns, forever; and Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 29th day of October, 2020.

JEFFREY MOBLEY,
EXECUTOR OF THE ESTATE OF ALTON ROSS, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY MOBLEY, EXECUTOR OF THE ESTATE OF ALTON ROSS, JR., the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of October, 2020.

Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

783539.1/200736

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

