# WARRANTY DEED

Karen Johnson Davidson County
Batch# 515596 DEEDWARR
11/12/2020 03:51:47 PM 2 pgs
Fees: $13.00 Taxes: $2,586.30

20201112-0133748

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $699,000.00

Affiant: Theresa L. Smith

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of November, 2020

Notary Public I. Dyke Tatum

MY COMMISSION EXPIRES: May 03, 2021

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Eleanor Ritchey Graham | Studio Bank | 103023B007.00CO |
| (NAME) | (NAME) | |
| 119 Demoss Road | 124 12th Avenue South, Suite 400 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | Nashville, TN 37203 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tennessee Avenue Development, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Eleanor Ritchey Graham, unmarried woman,** hereinafter called the GRANTEES, their heirs 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 Unit No. 7 on the Plan of Demoss Hills, (formerly known as Demoss Road Homes), attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180416-0035309, amended in Instrument No. 20180502-0041768, Instrument No. 20180510-0044708, Instrument No. 20200625-0068622, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more particular description of said unit.

Being part of the same property conveyed to Tennessee Avenue Development, LLC, a Tennessee Limited Liability Company by deed dated January 5, 2018 from John E. Coleman of record in Instrument No. 20180108-0002361 and Instrument No. 20180108-0002371, Register's Office for Davidson County, Tennessee and further conveyed to Tennessee Avenue Development, LLC, a Tennessee Limited Liability Company by deed dated April 23, 2018 of record in Instrument No. 20180425-0038708, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 119 Demoss Road, Nashville, TN 37209
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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.

Witness my/our hands this 9th day of November, 2020.

Tennessee Avenue Development, LLC, a Tennessee Limited Liability Company

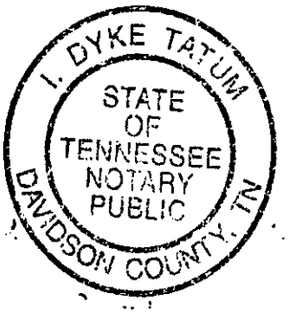
By: _____
John E. Coleman, Chief Manager

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, John E. Coleman with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Chief Manager of Tennessee Avenue Development, LLC, a Tennessee Limited Liability Company and that he as such Chief Manager executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Chief Manager.

WITNESS my hand and seal this 9th day of November, 2020.

_____
Notary Public J. Dyke Tatum
My Commission Expires: May 03, 2021




File No.: 20-GrahamE