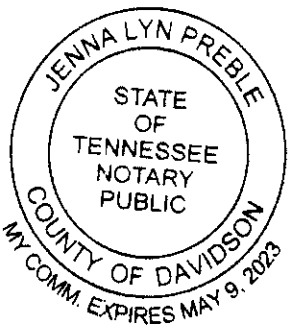
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,675,000.00.

Affiant

Karen Johnson Davidson County
Batch# 535803 **DEEDWARR**
12/16/2020 11:35:06 AM 2 pgs
Fees: $13.00 Taxes: $6,197.50

20201216-0148555

ORN TO BEFORE ME, THIS THE 15th day of

Notary Public

ES:

File No.: RES-20-4008

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dorcas BB3-Land Trust	New Owner	116 16 0 029.00
(NAME)	(NAME)	
4008 Dorcas Drive Nashville, TN 37215		
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, 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, **DAMON W. DRAKE AND WIFE, KIMBERLY L. DRAKE,** herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **KIMBERLY GRIFFIN, TRUSTEE OF THE DORCAS BB3 LAND TRUST U/A/D DECEMBER 9, 2020,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 34 on the plan of Evergreen Heights, Part Two, of record in Plat Book 1835, Page 19, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Damon W. Drake and wife, Kimberly L. Drake, by Warranty Deed from George C. deZevallos, dated October 8, 2009, recorded October 12, 2009, in Instrument No. 20091012-0094689, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed to Damon W. Drake and wife, Kimberly L. Drake, as equal tenants in common, by Quitclaim Deed from Damon W. Drake and wife, Kimberly L. Drake, dated June 17, 2011, recorded June 21, 2011, in Instrument No. 20110621-0047508, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 4008 Dorcas Drive, Nashville, TN 37215
(House Number) (Street) (City or Town) (State) (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 GRANTEE(S) 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(S), 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 hand(s) this 15th day of December, 2020

Damon W. Drake

Kimberly L. Drake

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of December, 2020, before me personally appeared Damon W. Drake and Kimberly L. Drake, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of December, 2020.

Notary Signature
My commission expires: 3/6/24

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.