BOX 10-A

Karen Johnson Davidson County
Batch# 574258 DEEDWARR
02/22/2021 09:40:18 AM 3 pgs
Fees: $18.00 Taxes: $1,337.55
20210222-0020736

22550
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s):
Ravi V. Godhwani
553 A Moore Avenue
Nashville, TN 37203

Send Tax Bills to:
New Owner

Map/Parcel: 09514010200

FOR AND IN 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/we, **John Graham, unmarried**, hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all our interest unto **Ravi V. Godhwani, married**, hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

LAND located in the 15th Councilmanic District of the Metropolitan Government of Nashville and Davidson County, Tennessee, being part of Lot No. 3 on the Map of Elm Hill Acres, Section 1, as of record in Book 2331, page 67, Register's Office for Davidson County, Tennessee, not used as a right-of-way as shown on a survey made by the State of Tennessee, Department of Highways, Project No. S-6325 (6), Tract No. 11.

Beginning at a point in the easterly margin of Sanborn Drive at the corner of Lots 3 and 218; thence North 66 deg. 03 min. 30 sec. East 157.40 feet along the line between Lots 3 and 218, to a point in the west right-of-way line of Briley Parkway; thence South 08 deg. 44 min. 52 sec. West 136.2 feet along the west right-of-way line of Briley Parkway to a point; thence South 35 deg. 15 min. 23 sec. West 118.5 feet along the west right-of-way line of Briley Parkway to a concrete monument in the northerly margin of Elm Hill Pike at the beginning of a curve; thence around said curve in a northwesterly direction 32.03 feet to a concrete monument in the easterly margin of Sanborn Drive; thence North 23 deg. 56 min. 30 sec. West 172.9 feet along the easterly margin of Sanborn Drive, to the point of beginning.

BEING the same property conveyed to John Graham by Warranty Deed from John C. Grimsley and Betty Gay Rye, dated August 22, 2016, and filed at Instrument No. 20160825-0089122, Register's Office for Davidson County, Tennessee.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

This conveyance is subject to: Taxes for 2021 and subsequent years; all matters as shown on the recorded plat and any and all restrictions, easements and zoning regulations which may be applicable.

This is improved property known as: 2166 Sanborn Drive, Nashville, TN 37214

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 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 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 hand(s) as on the date shown on the Notary forms.

John Graham

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Graham, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 16th day of February, 2021.

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-202

My Commission Expires: Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value of this transfer is $361,500.00

Affiant

Sworn to and subscribed before me, this 16th day of February, 2021.

Notary Public

OLLIE MAI PARSLEY
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES 3-8-2022