Karen Johnson Davidson County
Batch# 580972 DEEDWARR
03/01/2021 03:25:07 PM 2 pgs
Fees: $13.00 Taxes: $2,504.90
20210301-0025827

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61651
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Andrew Johnson Anderson 408 Village Hall Place Nashville, TN 37215	CapStar Bank d/b/a Farmington Mortgage 2002 Richard Jones Road Suite 300A Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 131020M00500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$677,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carol Ann Graham, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew Johnson Anderson**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 2132 of Village Hall (also known as 408 Village Hall Place), a horizontal property regime pursuant to the Tennessee Horizontal Property Act as shown on Exhibit "B" to the Master Deed of record in Instrument No. 20050510-0052650, amended in Instrument No. 20060601-0064170 and Instrument No. 20091016-0096028, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Thomas P. Graham and Carol Ann Graham, husband and wife, by Warranty deed from Barbara B. Bundy, surviving tenant by the entireties, recorded on June 26, 2015 of record in Instrument No. 20150626-0061815, Register's Office for Davidson County, Tennessee. The said Thomas P. Graham has since died.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2021, and subsequent years; The Plan, with Owner's Certificate, of record as shown on Exhibit "B" to the Master Deed of record in Instrument No. 20050510-0052650, amended in Instrument No. 20060601-0064170 and Instrument No. 20091016-0096028, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. Possible burial vault in a pile of dressed stones at the northerly portion of said lot. Stormwater Detention Agreement of record in Instrument No. 20040720-0086493, said Register's Office. Subject to a 30 x 40 foot Bell South Easement of record in Book 11740, page 614, said Register's Office. Easements for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument No. 20140630-0057297, said Register's Office The provisions of the condominium Master Deed of record in Instrument No. 20050510-0052650 amended in, Instrument No. 20060601-0064170, Instrument No. 20091016-0096028, amendments to By-Laws in Instrument No. 20130422-0039977, Instrument No. 20131204-0123748, Instrument No. 20161128-0124628, Instrument No. 20170324-0028757, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This is improved property, known as 408 Village Hall Place, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of March, 2021.

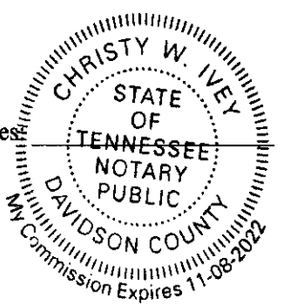
Carol Ann Graham

State of Tennessee

County of Davidson

On this 1st day of March, 2021, before me the undersigned authority, personally appeared Carol Ann Graham, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:



Notary

State of Tennessee

County of Davidson

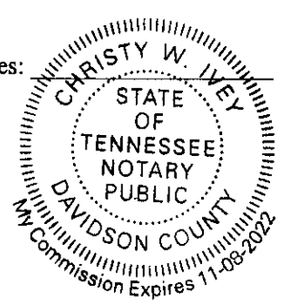
AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $677,000.00.

Affiant

Sworn and subscribed before me this 1st day of March, 2021.

My Commission Expires:



Notary