Karen Johnson Davidson County
Batch# 608461 DEEDWARR
04/07/2021 07:49:59 AM 3 pgs
Fees: $18.00 Taxes: $1,021.20
20210407-0045445

P

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $276,000.00 Affiant Subscribed and sworn to before me This 1st day of April. Notary Public My Commission Expires: 05/07/202

TRENT NORTH NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 07, 2021

Address New Owners as:	Tax Bill To:	Map / Parcel
Tamara L. Graham & Andrew H. Graham 914 Cantrell Avenue Nashville, TN 37215	New Owner	117070D01300CO

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. 19-04-15968

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Mark H. Whitefield & Clinton T. Whitefield,** (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Tamara L. Graham & Andrew H. Graham, wife and husband** (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

A condominium apartment in Davidson County, Tennessee, being Unit No. 13 of Park Green Condominiums a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan of the Master Deed of record in Book 6250, Page 253, Register's Office for said County, to which plan 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 Sylvia H. Whitefield, Mark H. Whitefield and Clinton T. Whitefield, as joint tenants with the right of survivorship, by Warranty Deed dated June 3, 2010, from Thurman S. Clardy and Alice W. Clardy, husband and wife, of record in Instrument No. 20100604-0043594, Register's Office for Davidson County, Tennessee. The said Sylvia H. Whitefield died on August 15, 2019, leaving Mark H. Whitefield and Clinton T. Whitefield as the surviving joint tenants with right of survivorship. And further conveyed to Mark H. Whitefield and Clinton T. Whitefield, as tenants in common, by Quitclaim Deed dated December 12, 2019, from Mark H. Whitefield and Clinton T. Whitefield, as joint tenants with the right of survivorship, of record in Instrument No. 20191216-0129083, said Register's Office.

The above described real property is not the principle residence of the Grantors.

This is improved property known as 112 Matthew Lane, Nashville TN 37215.

This is the same legal description as appears on the prior deed.

This conveyance is subject to the following:

1. Taxes for 2021 and subsequent years, a lien not yet due and payable.
2. Master Deed of record in book 6247, page 872, Book 6453, page 717 and Book 6430, Page 364, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 1st day of April 2021.

[redacted]
Mark H. Whitefield

[redacted]
Clinton T. Whitefield

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared Mark H. Whitefield, and Clinton T. Whitefield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the persons whose names are subscribed to this instrument and acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at Nashville, Tennessee, this 1st day of April, 2021.

Notary Public

My Commission Expires: 05/03/2021

TRENT NORTH NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2021