WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 825,000.00 .

Robin Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~21st~~ 30th day of April, 2021.

Notary Public

COMMISSION EXPIRES: 12-08-24

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 629224 DEEDWARR
05/05/2021 11:47:13 AM 2 pgs
Fees: $13.00 Taxes: $3,052.50

20210505-0060246

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joe Landon Graves Lori Conrad Graves	~~Same As New Owner~~ FirstBank	10414002200
(NAME) 528 Stonegate Place ~~2520 Sharondale Drive~~	(NAME) 211 Commerce St. Ste 300	
(ADDRESS) Brentwood, TN 37027 ~~Nashville, TN 37215~~	(ADDRESS) Nashville TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **W. Shelton McElroy, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joe Landon Graves and Lori Conrad Graves, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 part of Lot No. 20 on the Map of Sharondale, of record in Book 332, page 119, Register's Office for Davidson County, Tennessee and described according to a map made by Erle Drake, County surveyor of Davidson County, August 17, 1927 as follows:

Beginning on the easterly margin of Sharondale Boulevard, formerly the old Compton Road, at a stake 16.5 feet north of the southwest corner of said Lot No. 20; thence north 60.5 deg. East 220 feet to a stake 27 feet from the line between Lots No. 19 and 20; thence North 22 deg. West 70 feet to a stake; thence South 61 deg. West 200 feet to a stake on the Easterly margin of said Boulevard; thence with the same, Southerly 60 feet to the beginning.

Being the same property conveyed to W. Shelton McElroy by quitclaim Deed from Kenneth Kelley, filed for record on September 21, 1998 in Book 11119, page 236, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kenneth Kelley and W. Shelton McElroy, both unmarried, as tenants with right of survivorship by Warranty Deed, filed for record on November 30, 1994 in Book 9532, page 572, Register's Office for Davidson County, Tennessee.

This property has never been a marital status property.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 2520 Sharondale Drive (House Number) (Street) | (P.O. Address) | Nashville, TN (City or Town)(State) | 37215 (Postal Zip)

File No.: 4256-21
Warranty Deed Individual eRec LES rev. 09-2018

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, successors 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, successors 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 our hands this 21st day of April, 2021.

W. Shelton McElroy

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **W. Shelton McElroy**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 21st day of April, 2021.

Notary

Commission Expires: _____

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2025