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

BOX 10-A

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-13797-TC

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $700,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of September, 2021.

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC

Karen Johnson Davidson County
Batch# 711310 **DEEDWARR**
09/08/2021 10:24:34 AM 2 pgs
Fees: $13.00 Taxes: $2,590.00

20210908-0120098

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Level Properties, LLC 5007 Nevada Avenue Nashville, TN 37209	New Owner	091-15-0-232.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Larry Glenn Graves and Beverly Marie Graves, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Level Properties LLC, a Delaware limited liability company**, hereinafter called the Grantee, its heirs 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 Block 17 on the Plan of Realty Savings Bank & Trust Co's Revised Plan of West Extension of Charlotte Park Company's First Addition of record in Book 421, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Block 17 fronts 50 feet on the southerly side of Nevada, formerly Third Avenue, and runs back between parallel lines, parallel lines with and 160 feet west of the westerly margin of 50th Avenue North, 150 feet to an alley.

Being the same property conveyed to Larry Glenn Graves and Beverly Marie Graves, as tenants by the entireties, by Quitclaim Deed from Edna Ruth Graves, of record in Instrument No. 20020620-0074847, Register's Office for Davidson County, Tennessee, dated June 20, 2002 and recorded on June 20, 2002; and further being the same property conveyed to Larry Glenn Graves and wife, Beverly Marie Graves, (who shall hold 80% share of the property as tenants by the entireties) and Jacquelyn Ruth Graves (who shall hold 20% share of the property), as tenants in common, by Quitclaim Deed from Larry Glenn Graves and Jacquelyn Ruth Graves, of record in Book 9046, Page 960, said Register's Office, dated August 12, 1993 and recorded on August 13, 1993. The said Jacquelyn Ruth Graves having since died intestate on March 28, 2002, leaving Edna Ruth Graves as her sole heir-at-law according to Affidavit of Heirship of record in Instrument No. 20020620-0074846, in the Register's Office for Davidson County, Tennessee. And further being the same property conveyed to Larry Glenn Graves and Jacquelyn Ruth Graves by Quitclaim Deed from James O. Graves and wife, Edna R. Graves, of record in Book 7682, page 58, Register's Office for Davidson County, Tennessee, dated October 18, 1988 and recorded on October 20, 1988; and further being the same property conveyed to James O. Graves and wife, Edna R. Graves by Installment Deed from H. L. M. Jones and wife, Eloise Jones, of record in Book 2542, Page 85, said Register's Office, dated June 8, 1956 and recorded on Jun 11, 1956.

This Instrument executed on behalf of Larry Glenn Graves and Beverly Marie Graves ("Principal") by Melanie Gangestad pursuant to the Powers of Attorney of record in Instrument Nos. 20180227-0018272 and 20180227-0018271, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is ☒ improved or ☐ unimproved property located at: **5007 Nevada Avenue, Nashville, TN 37209.**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said GRANTEE 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of September, 2021.

GRANTOR:

Larry Glenn Graves by Melanie Gangestad, his Attorney-In-Fact

Beverly Marie Graves by Melanie Gangestad, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Melanie Gangestad, with whom I am personally acquainted, and who upon oath acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Larry Glenn Graves and Beverly Marie Graves and that she is authorized by Larry Glenn Graves and Beverly Marie Graves to execute this instrument on their behalf.

WITNESS my hand and seal at office this 3rd day of September, 2021.



Notary Public
My Commission expires: _____