Karen Johnson Davidson County
Batch# 747054 DEEDWARR
10/29/2021 02:18:03 PM 2 pgs
Fees: $13.00 Taxes: $3,977.50
20211029-0145665

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #21-1677

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carlin G. Graham and L. Baird Graham, wife and husband,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brandon David Scott, unmarried**, 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:**

Land in Davidson County, Tennessee, being Unit No. A, on the Horizontal Property Regime for 4204 Lone Oak Cottages, as recorded in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20141001-0090463, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being a portion of the same property conveyed to Carlin M. Gray, unmarried by Warranty deed from CP Ventures, LLC of record in Instrument No. 20060404-0037891 Register's Office for Davidson County, Tennessee, dated March 24, 2006 and recorded on April 04, 2006.

Being a portion of the same property conveyed to Carlin G. Graham, a married woman by Warranty deed from Carlin G. Graham, formerly known as Carlin M. Gray, a married woman, who acquired title as an of record in Instrument No. 20071116-0134634 Register's Office for Davidson County, Tennessee, dated November 08, 2007 and recorded on November 16, 2007 and Deed of Correction recorded in Instrument No. 20080822-0086485. Carlin G. Graham is married to L. Baird Graham and he joins in this conveyance to convey any and all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 4204 A Lone Oak Road, 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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. 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. 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.

NEW OWNER:
Brandon David Scott
4204 A Lone Oak Road
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT
New Owner

TAX MAP-PARCEL #:
131-03-1N-001.00

WITNESS THE EXECUTION HEREOF this 29th day of October, 2021.

Carlin G. Graham

L. Baird Graham

State of Tennessee)
County of Davidson)

On this 29th day of October, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Carlin G. Graham and L. Baird Graham, the bargainor(s), 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.

Notary Public

My Commission Expires: 3/8/22

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,075,000.00.**

Affiant

Sworn and subscribed before me on this the 29th day of October, 2021.

Notary Public

My Commission Expires: 3/8/22