Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Name and Address of New Owner:
RBP, LLC
1335 Otter Creek Road
Nashville, TN 37215

Send Tax Bills To:

Karen Johnson Davidson County
Batch# 775924 DEEDWARR
12/17/2021 11:18:47 AM 3 pgs
Fees: $18.00 Taxes: $3,737.00

20211217-0167189

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 144-15-0-057.00

WARRANTY DEED

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 legal sufficiency of which are hereby irrevocably acknowledged, **Thomas Brent Graham and wife, Martha Evelyn Graham**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **RBP, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 439 on the Plan of Hillsboro Park, Section IV, of record in Plat Book 2331, Page 142, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas Brent Graham and wife, Martha Evelyn Graham by Warranty Deed from Richard M. Graham and wife, Elizabeth A. Graham, of record in Instrument No. 20080722-0075018, Register's Office for Davidson County, Tennessee, dated July 18, 2008 and recorded on July 22, 2008. (Value of consideration shown in aforementioned deed $568,000.00.)

Being the same property conveyed to Thomas Brent Graham and wife, Martha Evelyn Graham by Quitclaim Deed from Richard M. Graham and wife, Elizabeth A. Graham, of record in Instrument No. 20090902-0082722, Register's Office for Davidson County, Tennessee, dated August 24, 2009 and recorded on September 02, 2009. (Value of consideration shown in aforementioned deed $0.00.)

Being also known as 2005 Earlington Drive, Nashville, Tennessee 37215.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of November, 2021.

Thomas Brent Graham by Martha Evelyn Graham his Attorney-in-Fact (SEAL)
Thomas Brent Graham by Martha Evelyn Graham,
his Attorney-in-Fact

Martha Evelyn Graham (SEAL)
Martha Evelyn Graham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Martha Evelyn Graham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

SARAH LILE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand and seal this 30th day of November, 2021.

Notary Public
My commission expires: 5-5-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State, personally appeared **Martha Evelyn Graham**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument on behalf of Thomas Brent Graham for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Thomas Brent Graham and is authorized by Thomas Brent Graham to execute this instrument on his/her behalf.

Witness my hand and seal this 30th day of November, 2021.

SARAH LILE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 5-5-2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,010,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
30th day of November, 2021.



Notary Public
My commission expires:_____

File No. ST-21-330