23025
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 792545 DEEDWARR
01/19/2022 09:28:11 AM 4 pgs
Fees: $23.00 Taxes: $5,180.00
20220119-0007146

WARRANTY DEED

Address New Owner(s):
Mr. & Mrs. Michael Martin
663 Beech Log Road
Watertown, TN 37184

Send Tax Bills to:
New Owner

Map/Parcel: 09514007500 / 09514007400 / 09514007300 / 09510008200

FOR AND IN 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/we, **John R. Graham, a married man**, hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all my/our interest unto **Micheal Martin and Rachel Featherstone Martin, wife and husband**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

These properties are not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is subject to: Taxes for 2022 and subsequent years; all matters as shown on recorded plats; and any and all restrictions, easements and zoning regulations which may be applicable.

This is improved property known as: 2102, 2104 & 2106 Elm Hill Pike, Nashville, TN 37210 and 2119 Sanborn Drive, Nashville, TN 37210

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 and assigns forever; and we do covenant with 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 GRANTEES, their 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.

WITNESS my/our hand(s) as on the date shown on the Notary forms.

John R. Graham

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John R. Graham, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14th day of January, 2022.

My Commission Expires: 3/8/22

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 5-8-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value of this transfer is $1,400,000.00

Affiant

Sworn to and subscribed before me, this 14th day of January, 2022.

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 5-8-2022

EXHIBIT "A" **GF#: 23025**

Legal Description

TRACT 1: Map/Parcel: 09514007500
LAND in Davidson County, Tennessee, being a part of Lot 21 on the Plan of Elm Hill Acres, Section I, as of record in Book 2331, page 67, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 21 fronts 81.86 feet on the new northerly boundary of Elm Hill Pike, being the new south boundary of the herein described property, said line established by virtue of a decree of the 6th Circuit Court for Davidson County, Tennessee, Docket #A-9215, Minute Book 7, page 141, Circuit Court Clerk's Office, thence with the original lot lines, running 242.5 feet, more or less, along the westerly line and 240.5 feet, more or less, along the easterly line, to a dead line in the rear, measuring 96 feet thereon.

BEING the same property conveyed to John R. Graham by Quitclaim Deed from Catherine Ann Molteni Graham, dated November 5, 2002, and recorded at Instrument No. 20030107-0002489, Register's Office for Davidson County, Tennessee.

TRACT 2: Map/Parcel: 09514007400
LAND in Davidson County, Tennessee, being No. No. 20 on the Plan of Elm Hill Acres, Section I, as of record in Book 2331, page 67, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 70 feet on the north side of Elm Hill Pike and runs back 246 feet on the west line and 238.2 feet on the east line to a dead line in the rear on which it measures 73 feet.

INCLUDED in this description but EXCLUDED from this conveyance is a strip or parcel of land in the 15th Councilmanic District of the Metropolitan Government of Nashville and Davidson County, Tennessee, being part of Lot No. 20 ont he Plan of Elm Hill Acres, Section I, of record in Book 2331, page 67, Register's Office for said County. Said part of Lot No. 20 fronts 55 feet on the present north margin of Elm Hill Road and runs back 5.5 feet on the west line to a point on the new relocated north margin of Elm Hill Pike on which it measures 53.5 feet thereon to a point where the new relocated and present north margin of Elm Hill Pike intersects, being triangular in shape and containing 141 square feet, more or less.

BEING the same property coneyed to John R. Graham and Dwight Lang by deed dated 09/09/2002, and filed in Instrument No. 20020911-0110799, Register's Office for Davidson County, Tennessee and further conveyed to John R. Graham by Quitclaim Deed from Dwight Lang dated 12/08/2005 and filed in Instrument No. 20051213-0149802, Register's Office for Davidson County, Tennessee.

TRACT 3: Map/Parcel: 09514007300
LAND in Davidson County, Tennessee, being Lot No. 19 on the Plan of Elm Hill Acres, Section I, of record in Book 2331, page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to John R. Graham, unmarried, by Warranty Deed from Robert Todd Davis, an unmarried person, dated 11/15/2006, and filed at Instrument No. 20061208-0152038, Register's Office for Davidson County, Tennessee.

TRACT 4: Map/Parcel: 09510008200
LAND in Davidson County, Tennessee, being Lot No. 114 on the Map of Elm Hill Acres, Section 2, of record in Book 2331, page 68, Register's Office for Davidson County,

EXHIBIT "A" **GF#: 23025**

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Tennesssee.

Said Lot No. 114 fronts 120 feet on the southerly side of Sanborn Drive and extends back between lines, 185 feet on the westerly side and 164 feet on the easterly line, to a broken line in the rear on which it measures 246.4 feet.

BEING the same property conveyed to John R. Graham, unmaried, by Warranty Deed from C. E. Tant, a widower, dated 01/20/2005, and filed at Instrument No. 20050124-0008727, Register's Office for Davidson County, Tennessee.