Karen Johnson Davidson County
Batch# 795672 DEEDWARR
01/26/2022 12:25:12 PM 2 pgs
Fees: $13.00 Taxes: $3,330.00
20220126-0009465

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

39-B
File #22-1026

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 **Lewis S. Graham, Jr., Executor of the Last Will and Testament of Betty B. Graham, deceased**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **The Baird Graham Company L.L.C., a Tennessee limited liability company**, 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:**

Being the northerly half of Lot No. 18 on the plan of Belle Meade Annex Subdivision, as of record in Book 547, Page 66, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 18 fronts 100 feet on the easterly side of Sneed Avenue and runs back between parallel lines 300 feet to a deadline.

Being the same property conveyed to Betty B. Graham, by deed from Betty B. Graham as Executor of the Estate of Lewis S. Graham, dated April 24, 2009 of record in Instrument Number 20090504-0040248, Register's Office for Davidson County, Tennessee.

The said Betty B. Graham died on March 16, 2021. Lewis S. Graham, Jr was appointed Executor of The Estate of Betty B. Graham, deceased, per the Last Will and Testament of Ellene G. Douglas, which was filed for probate and of record in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 21P764.

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: 4338 Sneed 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:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
The Baird Graham Company L.L.C. PO BOX 150645 Nashville, TN 37215	NEW OWNER	130-08-0-058.00

WITNESS THE EXECUTION HEREOF this 25th day of January, 2022.

Estate of Betty B. Graham, deceased

Executor

Lewis S. Graham, Jr., Executor

State of Tennessee)
County of Davidson)

On this 25th day of January, 2022, before me the undersigned, a Notary Public in and for said County and State aforesaid, Lewis S. Graham, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Executor of The Estate of Betty B. Graham, and is authorized to execute this instrument, and that he has executed this instrument on behalf of The Estate of Betty B. Graham as Executor.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 900,000.00.**

Affiant

Sworn and subscribed before me on this the 25th day of January, 2022.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON