RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

35766-1
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Patrick Terry & Robert Terry 112 Acklen Park Dr, Ste 1B Nashville, TN 37209	New Owner	091-12-0-171.00

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Paul D. DeGraffenreid** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents do transfer and convey unto **Patrick Terry and Robert Terry, as tenants in common** (hereinafter collectively referred to as the "**Grantees**"), their heirs, successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot Nos. 302 and 304 of Block No. 35 on Plan No. 1 of West Nashville, of record in Plat Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being all of the same property conveyed to Paul D. DeGraffenreid and wife, Shirley H. DeGraffenreid by Warranty Deed dated October 12, 1983 from Darce F. Sullivan and wife, Johnnye B. Sullivan, of record in Book 6157 Page 239, Register's Office for Davidson County, Tennessee. Shirley H. DeGraffenreid died on November 23, 2021, leaving Paul D. DeGraffenreid as the surviving tenant by the entirety.
>
> THIS is improved property known as 4401 Alabama Avenue, Nashville, TN 37209.

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 Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantors do further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

[Signatures appear on the following page.]

Karen Johnson Davidson County
Batch# 841705 DEEDWARR
04/19/2022 12:01:18 PM 3 pgs
Fees: $18.00 Taxes: $2,960.00



20220419-0044949

IN WITNESS WHEREOF, the Grantors have executed this instrument this 15th day of April, 2022.

Paul D. DeGraffenreid

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Paul D. DeGraffenreid, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 15th day of April, 2022.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/14/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $800,000.00.

Affiant

Subscribed and sworn to before me this
15th day of April, 2022.

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public
My Commission Expires: 4-8-24

EXHIBIT A
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2022 and subsequent years, not yet due and payable. Taxes for current year have been prorated between parties at closing. Map and Parcel 091-12-0-171.00.

3. All matters as shown in the Plan of record in Plat Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee.