THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P22-13323-BW

Karen Johnson Davidson County
Batch# 852191 DEEDWARR
05/09/2022 08:54:30 AM 4 pgs
Fees: $23.00 Taxes: $6,290.00
20220509-0052742

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHARON FERNANDEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
ECMC, LLC	New Owner	
931 Caldwell Lane		118-14-0-045.00
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Susan Ingraham Balda and Jesse C. Durham III, Trustees of the Anna Ley Ingraham Living Trust, dated May 15, 1997, amended April 16, 2020,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ECMC, LLC**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the Davidson County, Tennessee, and more fully described as follows:

Being part of the Westerly 130 feet of Lot No. 20 on the Plan of Nathaniel A. McNairy Land, as of record in Minute Book E, Pages 564 and 565, and also on Page 29 of Plan Book No. 1, both in the Chancery Court at Nashville, Davidson County, Tennessee.

Said Westerly 130 feet of Lot No. 20 fronts on the Northerly side of Caldwell Lane, beginning at a stake on the Northerly side of said Lane, the beginning of the dividing line between said Lot No. 20 and Noel's subdivision, said Noel's Subdivision lying West of said property, and running thence North 3 degrees 20 minutes East to a stake, being the Southwest corner of Cooper's lot according to the Clyde D. Anderson survey of June 18, 1966; thence with the line between said lots 86 degrees 14 minutes East 130 feet to a stake in the Easterly boundary of said Ingraham's lot; thence at right angles Southwardly and parallel with the first mentioned line to the Northerly margin of said Caldwell Lane; thence at right angles Westwardly and along the margin of said Lane 130 feet to the point of beginning, being all of the property owned by the said Harold E. Ingraham and wife, Sybil L. Ingraham, in Lot No. 20.

Less and Except: Portion of Property Conveyed in Book 2957, Page 365 and Book 4033, Page 678 Register's Office Davidson County, Tennessee.

Being the same property conveyed to Harold E. Ingraham and wife, Sybil L. Ingraham by Warranty deed from Leo E. Wege and wife, Mattie Bostick Wege of record in Book 2091, page 447, Register's Office for Davidson County, Tennessee, dated August 18, 1952 and recorded on August 18, 1952. (Value or consideration shown in aforementioned deed S.)

Being the same property conveyed to Anna Ley Ingraham by Quitclaim deed from Harold E. Ingraham and wife, Sybil L. Ingraham of record in Book 4850, page 155, Register's Office for Davidson County, Tennessee, dated June 23, 1967 and recorded on September 06, 1974. (Value or consideration shown in aforementioned deed $1.00.)

Being the same property conveyed to Anna Ley Ingraham, Individually by Quitclaim deed from Anna Ley Ingraham, Executrix of the Estate of Sybil Ley Ingraham of record in Book 6392, page 147, Register's Office for Davidson County, Tennessee, dated August 06, 1984 and recorded on September 28, 1984. (Value or consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Anna Ley Ingraham, Trustee of the Revocable Anna Ley Ingraham Living Trust, dated May 15, 1997 by Quitclaim deed from Anna Ley Ingraham of record in Book 10465, page 55, Register's Office for Davidson County, Tennessee, dated May 15, 1997 and recorded on May 23, 1997. (Value or consideration shown in aforementioned deed $0.00.) Being also known as 931 Caldwell Lane Nashville, Tennessee 37204.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **931 Caldwell Lane, Nashville, TN 37204**

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, its successors and assigns forever; and Grantor does covenant with the said GRANTEE that Grantor is 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 Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 our hands this the 21st day of April, 2022.

Anna Ley Ingraham Living Trust

Susan Ingraham Balda

Susan Ingraham Balda, Trustee

Jesse C. Durham III

Jesse C. Durham III, Trustee

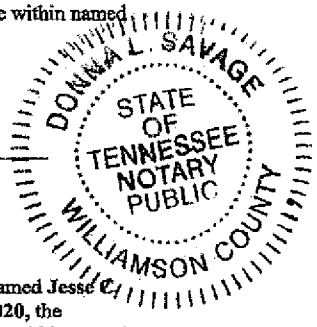
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Susan Ingraham Balda, Trustee of the Anna Ley Ingraham Living Trust, dated May 15, 1997, amended April 16, 2020,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 22nd day of April, 2022.

My Commission expires: 12-08-2024

Notary Public



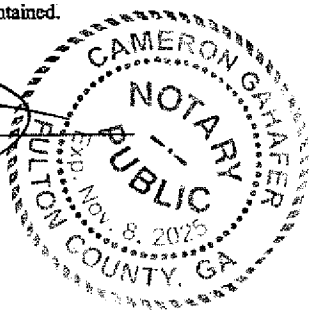
STATE OF GA
COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jesse C. Durham III, Trustee of the Anna Ley Ingraham Living Trust, dated May 15, 1997, amended April 16, 2020,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 21 day of April, 2022.

My Commission expires: 11/08/2025

Notary Public



Tennessee Certification of Electronic Document

I, John A Bell Jr, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/29/22 (date of document).

Affiant Signature

4/29/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 29th day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026