WARRANTY DEED

Karen Johnson Davidson County
Batch# 866778 DEEDWARR
06/02/2022 03:15:14 PM 2 pgs
Fees: $13.00 Taxes: $11,007.50
20220602-0063929

G-EV-22-740

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,975,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

Loan C.E. Bell
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/11/2023
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matthew Ness and Adelaide Ness	**LoanDepot.com, LLC**	
(NAME)	(NAME)	**115-03-0-080.00**
740 Georgetown Drive	**26642 Towne Centre Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Foothill Ranch, CA 92610**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GRAHAM BUILT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW NESS AND ADELAIDE NESS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Section 1, Crest Meade Subdivision of record in Plat Book 2331, Page 153, 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 Graham Built, LLC, a Tennessee limited liability company by Warranty Deed from William S. Bevington, Executor of the Estate of Frances H. Bevington of record in Instrument No. 20201006-0115414, Register's Office for Davidson County, Tennessee, dated September 29, 2020 and recorded on October 06, 2020, as corrected by Scrivener's Affidavit recorded on February 10, 2021, recorded in Instrument No. 20210210-0018942, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Richard L. Bevington and wife, Frances H. Bevington, by Warranty Deed from Lucian McManus and wife, Thelma H. McManus, of record in Book 3504, Page 555, Register's Office for Davidson County, Tennessee, dated February 04, 1963 and recorded on February 11, 1963.
The said Richard L. Bevington having died on November 16, 2008, leaving Frances H. Bevington as surviving tenant by the entirety.
The said Frances H. Bevington died July 28, 2020, testate, and by her Last Will and Testament filed at Case No. 20P1329, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, instructed that all real property owned by her at the time of her death be subject to administration by her Executor. William S. Bevington was appointed as Executor of the estate under the terms of said will, and vested with full authority to sell the subject property.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 2331, Page 153, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2602, Page 129, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **740 Georgetown Drive, Nashville, Tennessee 37205**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 land to the said GRANTEE(S), 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) this the 31st DAY OF MAY, 2022.

Graham Built, LLC

BY:_____
Brad Graham
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRAD GRAHAM, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of GRAHAM BUILT, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st of May, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/11/2023
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212