THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220440823** Karen Johnson Davidson County Batch# 871609 DEEDWARR 06/15/2022 08:44:30 AM 3 pgs Fees: $18.00 Taxes: $1,461.50 20220615-0068109	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$395~~,000.00. Affiant Subscribed and sworn to before me, this 2nd day of June, 2022. Notary Public My Commission Expires:

TONYA LOFTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2025

WARRANTY DEED

Address New Owner: Andrew H. Graham and Tamara L. Graham 116 Matthew Lane Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117 07 0D 012.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ellis Phillips Malone and Nancy W. Malone, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew H. Graham and Tamara L. Graham, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 12 on the Plan of Amended Condominium Site Plan of Park Green, of record in Plat Book 6250, page 253, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Park Green Condominium, a horizontal property regime established by Master Deed of record in Book 6247, page 872, as amended in Book 6453, page 717, and Book 8430, page 364, said Register's Office.

Together with the easements, restrictive covenants, conditions and regulations imposed upon and relating to the Units in the Park Green Condominium, a Horizontal Property Regime, including all interests in and to the Common Elements contained in the above-referenced Declaration as well as the By-Laws appended thereto, along with all applicable amendments, which are incorporated herein.

Being the same property conveyed to Ellis Phillips Malone and wife Nancy W. Malone from William J. Gregg and wife, Penni Gregg by Warranty Deed dated May 1, 2002 and recorded on May 8, 2002 in Instrument No. 20020508-0056455, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Amended Condominium Site Plan Park Green, as recorded in Plat Book 6250, Page(s) 253 .

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Park Green Homeowners' Association Condominium of record in Book 6247, Page 872, as amended by instrument(s) of record in Book 6453, Page 717 and Book 8430, Page 364; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement recorded in Book 7275, Page 808 and Book 7275, Page 811.

Storm Water Detention Agreement as set forth in instrument recorded in Book 6269, Page 167.

This is improved property located at 116 Matthew Lane Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of June, 2022.

Ellis Phillips Malone

Nancy W. Malone

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ellis Phillips Malone and Nancy W. Malone, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of June, 2022.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

Certificate of Authenticity

I, Tonya Loftin, 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 **June 2, 2022**.

Date

Tonya Loftin
Affiant Signature

June 8, 2022
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 8th day of June, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)