THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37114-05-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $3,625,000.00. Affiant Subscribed and sworn to before me this 22nd day of July, 2022. Notary Public My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

WARRANTY DEED

Address New Owner: Kelly A. Carden, Joan E. Carden 3441 Benham Avenue Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 11711009300

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, **Gregory B. Lanford**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kelly A Carden, an eighty percent (80%) interest and Joan E. Carden, a twenty percent (20%) interest, as tenants in common with right of survivorship** ("Grantees"), their successor heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3441 Benham Avenue, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 893949 **DEEDWARR**
07/26/2022 02:21:04 PM 3 pgs
Fees: $18.00 Taxes: $13,412.50

20220726-0085367

IN WITNESS WHEREOF, Grantor has executed this instrument on the 22ND day of July, 2022.

Gregory B. Lanford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gregory B. Lanford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22ND day of July, 2022.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 2, as shown on the map entitled A Resubdivision of Lots 195, 220, & 221 on The North Part of Noel's Subdivision of Watkins Grove, of record in Plat Book 9700, Page 12, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gregory B. Lanford, unmarried, by deed dated March 16, 2017 from Legacy Homes of TN, LLC, a Tennessee limited liability company, of record in Instrument No. 20170321-0027204, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

1. 2022 City/County Taxes, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 9700, page 12, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description and including the following note "No access permitted to Woodmont Boulevard from Lots 2 & 3
3. Deed of Conveyance for sanitary sewer line granted to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 10360, page 343, Register's Office for Davidson County, Tennessee.