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. 37221-07-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $753,000.00. Margaret Smith Affiant Subscribed and sworn to before me this 29th day of July, 2022. A Denise Woods Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 897033 DEEDWARR
08/01/2022 02:11:46 PM 3 pgs
Fees: $18.00 Taxes: $2,786.10
20220801-0087393

SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

WARRANTY DEED

Address New Owner: Graham Redick Waldrop, Hailey Paul Waldrop 5617 Knob Road Nashville, TN 37209	**Send Tax Bills To:** First Horizon 165 Madison Avenue Memphis, TN 38103	**Tax Information:** Map and Parcel No.: 10306017000

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, **Haley Hendren and Anthony Hendren, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Graham Redick Waldrop and Hailey Paul Waldrop, husband and wife** ("Grantees"), their 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 5617 Knob Road, Nashville, TN 37209.

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

And Grantors covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their 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.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 29th day of July, 2022.

Haley Hendren

Haley Hendren

Anthony Hendren

Anthony Hendren

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 29th day of July, 2022.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Brookside Courts Addition No. 2 of record in Book 1835, Page 47, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Haley Hendren and Anthony Hendren, wife and husband, by Warranty Deed from Evan R. Cobb, a married man, of record in Instrument No. 20180807-0077774, in the Register's Office of Davidson County, Tennessee, dated August 03, 2018, and recorded on August 07, 2018.

This conveyance is made subject to:

1. State and County taxes for the year 2022, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 10306017000.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Brookside Courts Addition No. 2, as recorded in Plat Book 1835, Page(s) 47.
4. Title to that portion of the land lying below the ordinary low water mark of Richland Creek.
5. Easement for the flow of the waters of Richland Creek, and the rights of the public therein.
6. Rights of upper and lower riparian owners to the flow of the waters of the Richland Creek, free from diminution or pollution.
7. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Richland Creek.