Karen Johnson Davidson County
Batch# 946963 DEEDWARR
12/02/2022 09:45:26 AM 3 pgs
Fees: $18.00 Taxes: $30,525.00

20221202-0126152

WARRANTY DEED

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $8,250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P22-5449-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
William Harrison Frist, Jr. and Ashley Huff Frist	NEW OWNER	13003011300
(NAME)	(NAME)	
615 Westview Avenue		
(ADDRESS)	(ADDRESS)	
Nashville TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Eight Million Two Hundred Fifty Thousand And No/100 Dollars ($8,250,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, PAUL GRAVETTE AND WIFE, LEIGH ANN GRAVETTE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM HARRISON FRIST, JR. AND ASHLEY HUFF FRIST, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 8 on the Plan of Davis Estates, Section 3 of record in Plat Book 4175, Page 24, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 8 fronts 185 feet on the Westerly side of Westview Avenue, and runs back between parallel lines, 325 feet to a dead line.

Being the same property conveyed to Paul Gravette and Leigh Ann Gravette by Warranty Deed from Robert H. Elman and wife, Sylvia Elman, of record in Instrument No. 20150209-0011900 Register's Office for Davidson County, Tennessee, dated February 06, 2015 and recorded on February 09, 2015.

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.

unimproved ☐
This is improved ☒ property, known as 615 Westview Avenue, Nashville, TN 37205
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 1 day of December, 2022.

Paul Gravette
Paul Gravette

Leigh Ann Gravette
Leigh Ann Gravette

State of Virginia

County of Prince William

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul Gravette and Leigh Ann Gravette, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand this 1st day of December, 2022.

Lucious Morris White Jr
Notary Public

My Commission Expires: 09/30/2024

COMMONWEALTH OF VIRGINIA · ELECTRONIC NOTARY PUBLIC

Lucious Morris White Jr.

REGISTRATION NUMBER
7895446
COMMISSION EXPIRES
September 30, 2024

Notarized online using audio-video communication

True Copy of Certification

I, Hillary Smith, 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 is a true and correct copy of the original document executed and authenticated according to law on December 1, 2022.

Signature

Date: 12/1/22

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn and subscribed before me this the 1 day of Dec., 2022.

Notary Public

My commission Expires: 1/8/2024

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

SEAL