BOX 10-A

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230143348

Karen Johnson Davidson County
Batch# 969201 DEEDWARR
02/09/2023 11:43:18 AM 2 pgs
Fees: $13.00 Taxes: $3,663.00
20230209-0009518

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $990,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of February, 2023.

Notary Public
My Commission Expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Patrick D. Sells 1015 Graybar Lane Nashville TN 37204	New Owner	Tax Parcel ID No. 118-13-0-023.00

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, **John L. White and Elizabeth A. White, Husband and Wife** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Patrick D. Sells, an unmarried person**, ("Grantee"), successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND located in Nashville, Davidson County, Tennessee, being Lot No. 22, and part of Lot No. 40 on the Plan of Section I of NOEL'S ORIENTAL GOLF CLUB SUBDIVISION, as shown on plat of record in Plat Book 1424, page 10, said Register's Office, and described according to a survey by R.L. Montoya-Land Surveying, dated May 2, 1984, as follows:

BEGINNING at an iron pin in the southerly margin of Graybar Lane, said point being the northeasterly corner of Lot No. 21, and 73.86 feet east of the easterly margin of Ackerman Court; thence eastwardly along the southerly margin of Graybar Lane 75 feet to an iron pipe; said point being the northwesterly corner of Lot No. 23; thence, southwardly along the common line between Lot No. 23 and this described Lot , 212.8 feet to an iron pin in the northerly line of Lot 40 , said point being the northeasterly corner of Lot 40; thence, westwardly 75 feet along the line shared with Dale Gerard Thompson (Instrument No. 20220701-0076904) to another iron pin in the northerly line of Lot 40 ; said point being the southeasterly corner of Lot 21 ; thence northwardly 214.74 feet along the line shared with Lot No. 21 to the point of beginning.

Being the same property conveyed to JOHN L. WHITE and ELIZABETH A. WHITE, HUSBAND AND WIFE, by deed from NICHOLAS C. SMALL and BEVERLY ANN SMALL, HUSBAND AND WIFE , of record in Instrument No. 20001228-0127033, dated December 8, 2000, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 118-13-0-023.00.

Matters shown on the Plan of record in Plat Book 1424, page 10, said Register's Office.

This is improved property located at 1015 Graybar Lane Nashville TN 37204

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

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

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 8th day of February, 2023.

John L. White

Elizabeth A. White

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John L. White and Elizabeth A. White, 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 8th day of February, 2023.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026