BILL GARRETT, Davidson County
Trans:T20160071079 DEEDWARR
Recvd: 08/16/16 11:46 2 pgs
Fees:13.00 Taxes:4532.50
20160816-0085336

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
BYRD & BYRD, P.L.L.C.
518 CARRIAGE HOUSE DRIVE
JACKSON, TN 38305

This Warranty Deed prepared without the benefit of a survey. Preparer did not serve as Closing Attorney.

STATE OF TENNESSEE)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 1,225,000.00**.

Affiant

SONYA C. STARNES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF August, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 03-10-2019

ADDRESS OF NEW OWNERS:
Gabriel Asbun-Luna
and Ieda Boschi-Asbun
3509 Hopkins Street
Nashville, TN 37215

SEND TAX BILLS TO:
Gabriel Asbun-Luna
and Ieda Boschi-Asbun
3509 Hopkins Street
Nashville, TN 37215

PARCEL:
117 11 OR 017.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **GRAYMONT DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAS THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DOES HEREBY TRANSFER AND CONVEY UNTO **GABRIEL ASBUN-LUNA AND IEDA BOSCHI-ASBUN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 17 on the plan of Graymont Subdivision of record in Instrument No. 20150918-0094739, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a portion of the same real estate conveyed to Graymont Development, LLC, a Tennessee limited liability company by deed recorded March 10, 2014 in Instrument No. 20140310-0019921 and by deed recorded March 10, 2014 in Instrument No. 20140310-0019922, in the Register's Office of Davidson County, Tennessee.

This is **improved** __X__ property known as 3509 Hopkins Street, Nashville, TN 37215
unimproved _____ property

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest hereto belonging to the said **GRANTEES,** their heirs and assigns forever; and the undersigned covenants with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except for (1) the lien of the 2016 County taxes which shall be prorated and assumed by the Grantees herein; (2) restrictions and bylaws appearing of record in Instrument No. 20150911-0092416, in the Register's Office of Davidson County, Tennessee; (3) easements of record in Instrument No. 20140930-0090243, in said Register's Office; (4) easements, restrictions, and building setback lines of record in Instrument No. 20150918-0094739, in said Register's Office; and, the undersigned further covenants and binds itself, its successors and/or 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.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed by its duly authorized officer on this 12TH day of August, 2016.

GRAYMONT DEVELOPMENT, LLC,
a Tennessee limited liability company

By: _____
Name: MICHAEL A HARTLEY
Title: SECRETARY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, SONYA C. STARNES, a notary public of the state and county aforesaid, personally appeared MICHAEL A. HARTLEY, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be SECRETARY of GRAYMONT DEVELOPMENT, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such SECRETARY, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as SECRETARY.

WITNESS MY HAND and seal, at office, on this the 12th day of August, 2016.

Sonya C. Starnes
NOTARY PUBLIC

My Commission Expires: 03-10-19

SONYA C. STARNES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019