BILL GARRETT, Davidson County
Trans:T20160113016 DEEDWARR
Recvd: 12/22/16 12:06 2 pgs
Fees:13.00 Taxes:4532.50
20161222-0134824

WARRANTY DEED

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

THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE EXAMINATION AND CLOSING BY BYRD & BYRD, PLLC.

STATE OF TENNESSEE
COUNTY OF MADISON

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

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF DECEMBER, 2016.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 03.10.2019

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

ADDRESS OF NEW OWNERS:
Estelle Harris & Rhett Harris
4013 Graybar Court
NASHVILLE, TN 37215

SEND TAX BILLS TO:
Estelle Harris & Rhett Harris
4013 Graybar Crt
NASHVILLE, TN 37215

MAP-PARCEL:
117-11-13.00

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 BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ESTELLE HARRIS and husband, RHETT HARRIS**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 13 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 THAT SAME PROPERTY CONVEYED TO GRAYMONT DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED RECORDED AS INSTRUMENT NUMBER T20140016133.

This is unimproved property ___
This is improved property X, known as 4013 Graybar Court, Nashville, TN 37215

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 it does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered except for the following: (1) 2016 County Taxes which shall be prorated and assumed by the Grantee herein; and it does further covenant and bind itself, its successors 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 19th day of December, 2016.

GRAYMONT DEVELOPMENT, LLC, a Tennessee limited liability company

By: Michael A Hartley

Title: Secretary

Secretary

STATE OF TENNESSEE

COUNTY OF Williamson

Before me personally appeared Michael A. Hartley with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Secretary of Graymont Development, LLC a corporation, and that such officer executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as such officer.

Witness my hand and seal this 19th day of December, 2016.

Sonya C. Starnes

NOTARY PUBLIC

My commission expires: 03-10-2019.

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