(1)

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF ~~MADISON~~ Williamson

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 4th DAY OF AUGUST, 2017.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 03-08-21

THIS DEED WAS PREPARED WITHOUT BENEFIT OF TITLE EXAM OR CLOSING BY BYRD & BYRD, PLLC.

BILL GARRETT, Davidson County
Trans:T20170068342 DEEDWARR
Recvd: 08/08/17 10:24 2 pgs
Fees:13.00 Taxes:4532.50
20170808-0081005

ADDRESS OF NEW OWNERS:
Douglas & Andrea Hardy

SEND TAX BILLS TO:
Franklin Synergy Bank
722 Columbia Avenue
Franklin, TN 37064

MAP-PARCEL:
117 11 OR 016.00

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 **DOUGLAS HARDY and wife, ANDREA HARDY** 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:

LOT 16, GRAYMONT, PHASE 1, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. 20150918-0094739, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING A PORTION OF THE SAME PROPERTY AS CONVEYED TO GRAYMONT DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEEDS RECORDED ON MARCH 10, 2014, IN INSTRUMENT NO. 20140310-0019921, 2014310-019922 AND 20140310-0019923, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is unimproved property ___
This is improved property X, known as 4012 Graybar Ct, 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) 2017 County Taxes which shall be prorated and assumed by the Grantee herein; (2) Subject to matters shown on recorded Plat in Instrument No. 20150918-0094739 including 5' Public Utility and Drainage Easement located on the Land; (3) Easement(s) as recorded in Book 4076, page 386, Book 4076, page 390 and Instrument No. 20060623-0075080; (4) Subject to the terms and conditions set out in the Declaration of Restrictions and Covenants for Stormwater Facilities and Systems as recorded in Instrument No. 20140930-0090243; (5) Restrictions appearing of record

in Instrument No. 20150911-0092416; and we do further covenant and bind ourselves, our 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 4th day of July, 2017.

GRAYMONT DEVELOPMENT, LLC

By: _____

Title: Secretary

STATE OF Tennessee
COUNTY OF Davidson

I, Sonya C. Starnes, a Notary Public, in and for said County in said State, hereby certify that Michael A. Hartley, whose name as ~~Member~~ Secretary of Graymont Development, LLC is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation.

WITNESS my hand and Official Notarial Seal on this the 4th day of August, 2017.

_____
Notary Public

My commission expires: 03-10-19

SONYA C STARNES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-10-2019