**This Instrument Prepared By:**
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BILL GARRETT, Davidson County
Trans:T20170068875 DEEDWARR
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Fees:13.00 Taxes:6079.81
20170809-0081601

# WARRANTY DEED

**THIS INDENTURE**, made and entered into this 4th day of August, 2017, by and between **GRAYMONT DEVELOPMENT, LLC**, party of the first part, and **ANDREW M. GOLDNER AND CARYN M. GOLDNER**, party of the second part.

**WITNESSETH**: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto the said party of the second part the following described real estate, situated and being in Davidson County, Tennessee:

Lot 25 in Graymont, Phase I, as per plat recorded in Instrument Number 20150918-0094739 in the Register's Office of Davidson County, Tennessee.

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 Nos. 20140310-0019921, 2014310-019922 and 20140310-0019923, Register's Office of Davidson County, Tennessee.

Parcel Number: 117 11 0R 025.00

**TO HAVE AND TO HOLD** the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a right to sell and convey the same; that the same in unencumbered, except for:

2017 Davidson County, Tennessee real estate taxes, not yet due; matters shown on plat of record in Instrument Number 20150918-0094739 in the Register's Office of Davidson County, Tennessee; and utility easement of record in Book 4076, Page 386, Book 4076, Page 390, and Instrument Number 20140930-0090243 in the Register's Office of Davidson County, Tennessee.

And that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

The consideration for this conveyance is as follows: Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

The word "party" as used herein shall mean "parties" as if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

**WITNESS** the signature of the said party of the first part the day and year first above written.

GRAYMONT DEVELOPMENT, LLC

BY: _____

ITS: Secretary

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, Michael A. Hartley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the instrument within for purposes therein contained, and who further acknowledged that he/she is the Secretary of the ~~maker (or a constituent of the maker)~~ Graymont Development, LLC and is authorized by the maker (or by its constituent, the constituent being authorized by the maker) to execute this instrument on behalf of the maker.

WITNESS my hand and seal, this 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

STATE OF TENNESSEE
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,643,193.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____, Secretary
Affiant

Subscribed and sworn to before me this 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

**Property Address:** 4029 Graybar Court, Nashville, TN 37215

**Mail Tax Notices To:** (same as new owner)

**Name and Address of Property Owner:** Andrew M. and Caryn M. Goldner
4029 Graybar Court, Nashville, TN 37215