NEW OWNER:

The Graybar Trust
1708B Graybar Lane
Nashville, TN 37215

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 17-0419 KP

Map 117 Group 11-0 Parcel 114.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20170070368 DEEDWARR
Recvd: 08/14/17 14:40 2 pgs
Fees:13.00 Taxes:6073.18
20170814-0083290

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million Six Hundred Forty-One Thousand Four Hundred and 00/100 Dollars** (**$1,641,400.00**) cash in hand paid, the receipt of which is hereby acknowledged, **1708 GRAYBAR, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **THE GRAYBAR TRUST, A REVOCABLE TRUST, uad June 30, 2017,** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land In Davidson County, Tennessee, being Lot 118 on the Boundary Survey of Lot Nos. 118 and 119, on the Map of Noel' s Subdivision of Watkins Grove, of record in Instrument No. 20150604-0052537, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to 1708 Graybar, LLC, a Tennessee Limited Liability Company by Warranty deed from Vintage South, LLC, a Tennessee limited liability company of record in Instrument No. 20150729-0074712 Register's Office for Davidson County, Tennessee, dated July 16, 2015 and recorded on July 29, 2015.

Being IMPROVED property known as 1708B Graybar Lane Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 10th day of **August, 2017**.

1708 GRAYBAR, LLC
BY: NATHAN LYONS, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, the within named NATHAN LYONS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself to be the MEMBER of 1708 GRAYBAR, LLC, the bargainor, and that he as such MEMBER, executed the foregoing instrument (Warranty Deed), for the purposes therein contained, by signing the name of the Limited Liability Company by himself as its MEMBER.

WITNESS my hand and official seal at office this 10th day of **August, 2017**.

NOTARY PUBLIC

BRITTANY T. DUGAS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 9-8-2020

****

The actual consideration or value, whichever is greater, for this transfer is $~~1,625,000.00~~ $1,641,400.00.

AFFIANT

Sworn to and subscribed to before me this 14 day of **August, 2017**.

NOTARY PUBLIC

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My commission expires: COMMISSION EXPIRES JUNE 12, 2021