WARRANTY DEED

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,195,905.00

Affiant

BILL GARRETT, Davidson County
Trans:T20170074788 DEEDWARR
Recvd: 08/28/17 12:24 2 pgs
Fees:13.00 Taxes:4424.48
20170828-0088061

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

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF AUGUST, 2017.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 03-10-19

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-3783Y

ADDRESS OF NEW OWNERS:
Eldon Bracton Thoma, IV
and wife, Kimberly Ann Thoma
4015 Graybar Court
Nashville, TN 37215

SEND TAX BILLS TO:
New Owner

PARCEL:
117, 11 or 012.00

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 ELDON BRACTON THOMA, IV AND KIMBERLY ANN THOMA, HUSBAND AND WIFE 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:

Lot 12, Graymont, Phase 1, according to plat recorded in Instrument No. 20150918-0094739, Register's Office for Davidson County, Tennessee, which plat reference is hereby made for a more particular description of said property.

Being a portion of the same real estate conveyed to Graymont Development, LLC, a Tennessee limited liability company by deed filed for record March 10, 2014 in Instrument No. 20140310-0019921 and by deed filed for record March 10, 2014 in Instrument No. 20140310-0019922 and by deed filed for record March 10, 2014 in Instrument No. 20140310-0019923, in the Register's Office of Davidson County, Tennessee.

This is unimproved ____
improved X

property known as 4015 GRAYBAR CRT, 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 the undersigned covenants 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 (1) the lien of the 2017 County taxes which shall be prorated and assumed by the Grantees herein; ((2) restrictive covenants of record in Instrument No. 20150911-0092416, in the Register's Office of Davidson County, Tennessee; (3) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20140930-0090243, in said Register's Office; (4) easement of record in Book 4076, page 386; in Book 4076, page 390; and, in Instrument No. 20060623-0075080, in said Register's Office; (5) easements, restrictions, and building setback lines of record in Instrument No. 20150918-0094739, in said Register's Office; Register's Office of Madison County, Tennessee; and, the undersigned does further covenant and

bind 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 22nd day of August, 2017.

GRAYMONT DEVELOPMENT, LLC, a Tennessee limited liability company

By: _____
Name: Michael A. Hartley
Title: Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, 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 22nd 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