NEW OWNER:

James D. Lewis
Kimberly M. Lewis
1811 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: 17-0592 FR

Parcel: 117-11-0S-002.00-CO

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 5995 DEEDWARR
09/29/2017 12:28:30 PM 4 pgs
Fees: $23.00 Taxes: $5,587.00
20170929-0099880

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million Five Hundred Ten Thousand and 00/100 Dollars** (**$1,510,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **1809 GRAYBAR LANE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JAMES D. LEWIS AND KIMBERLY M. LEWIS, husband and wife** ("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 Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Graybar Estates, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160712-0071067 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING a portion of the same property conveyed to 1809 Graybar Lane, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Susie I. Ching Lin and spouse, Jian Huang, dated June 30, 2016, and of record Instrument No. 20160712-0071066, Register's Office for Davidson County, Tennessee.

BEING a portion of the same property conveyed to Susie I. Ching Lin and spouse, Jian Huang, by Warranty Deed from Albert M. Lucas, Jr., Dean B. Lucas, Robert S. Lucas, Kristy L. Edwards, Monica Lucas, Forrest Daniel Edwards, and Lauren Michelle Edwards, dated March 29, 2005, and of record Instrument No. 20050330-0034637, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1811 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 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 28 day of **September, 2017**.

1809 GRAYBAR LANE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY NATHAN LYONS, MEMBER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Nathan Lyons**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **he** is **a Member** of, **1809 Graybar Lane, LLC** the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 28 day of **September, 2017**.

NOTARY PUBLIC

My commission expires: 02/15/2021

ROBYN DUBRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

****

The actual consideration or value, whichever is greater, for this transfer is $ 1,510,000.00 .

AFFIANT

Sworn to and subscribed to before me this 28th day of **September, 2017**.

NOTARY PUBLIC

My commission expires: 3/10/2019

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Alyssa Rayne, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

