Bill Garrett Davidson County
Batch# 9421 DEEDWARR
10/06/2017 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $4,601.08
20171006-0102985

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 $ 1,243,534.00

Judith A Armstrong
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF October, 2017.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 03-10-19

SONYA C. STARNES
NOTARY PUBLIC
DAVIDSON COUNTY
TENNESSEE
MY COMMISSION EXPIRES MAR. 10, 2019

ADDRESS OF NEW OWNERS:
William Dwight Armstrong
and wife, Judith A. Armstrong
PO Box 150709
NASHVILLE, TN 37215

SEND TAX BILLS TO:
William Dwight
Armstrong, et al
PO Box 150709
NASHVILLE, TN 37215

PARCEL:
117, 11 or 021.00

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 **WILLIAM DWIGHT ARMSTRONG AND WIFE, JUDITH A. ARMSTRONG** 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:

Land in Davidson County, Tennessee, being Lot No. 21, on the Plan of Graymont Subdivision of record 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 4018 Grayhar Court, 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 5th day of October, 2017.

GRAYMONT DEVELOPMENT, LLC, a Tennessee limited liability company

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

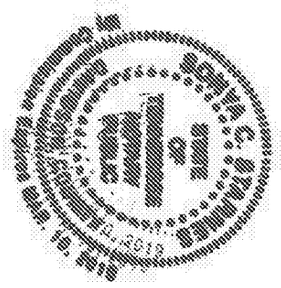
STATE OF TENNESSEE)
COUNTY OF Davidson)

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 _____ day of _____, 2017.

_____
NOTARY PUBLIC

My Commission Expires: 03-10-19



True Copy Certification

I, Cheryl A. Figlio, 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 Davidson

Personally appeared before me, Sandra Meeks a notary public for this county and state, Cheryl A. Figlio 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: 9/27/20

Notary' Seal (if on paper)

SANDRA MEEKER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-27-2020