Bill Garrett Davidson County
Batch# 74535 DEEDWARR
03/28/2018 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $5,032.00
20180328-0029206

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 $1,360,000.00.

Joy S. Crowther
Affiant

SONYA C. STARNES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MARCH, 2018.

Sonya C. Starnes
NOTARY PUBLIC
MY COMMISSION EXPIRES: 03-10-19

ADDRESS OF NEW OWNER:
Joy S. Crowther, Trustee of the
Joy S. Crowther Revocable Trust
dated December 4, 2012
4020 GRAYBAR CRT
NASHVILLE, TN 37215

SEND TAX BILLS TO:
(same as new owner)

PARCEL:
117 11 0R 022.00

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 **JOY S. CROWTHER, TRUSTEE OF THE JOY S. CROWTHER REVOCABLE TRUST DATED DECEMBER 4, 2012,** 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:

Being Lot 22 in Graymont, Phase I, as per plat recorded in Instrument No. 20150918-0094739, in the Register's Office for Davidson County, Tennessee.

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, in the Register's Office of Davidson County, Tennessee.

This is unimproved ____
improved X

property known as 4020 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 **GRANTEE**, its successors and/or assigns forever; and the undersigned covenants with the said Grantee 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 2018 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) Stormwater Facilities and Systems Agreement of record in Instrument No. 20140930-0090243, in said Register's Office; (4) Easement for storm drainage of record in Instrument No. 20060623-0075080, in said Register's Office; (5) easement for sanitary sewers and/or storm drainage of record in Book 4076, page 386 and in Book 4076, page 390, in said Register's Office; (6) easements, restrictions, and building setback lines of record in Instrument No. 20150918-0094739, in said Register's Office; 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 28th day of March, 2018.

GRAYMONT DEVELOPMENT, LLC, a Tennessee limited liability company

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

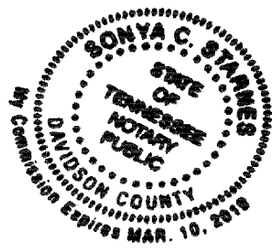
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 28th day of March, 2018.

_____
NOTARY PUBLIC

My Commission Expires: 03-10-19



True Copy Certification

I, Sandra Meeker, do hereby make oath that I am a licensed attorney and/or 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 appears before me, Sonya C Starnes, a notary public for this county and state, Sandra Meeker, 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: 03/10/19

Notary' Seal (if on paper)

