This Instrument Prepared By:
Wendy Geurin Smith
Attorney at Law
6363 Poplar Avenue, Suite 107
Memphis, TN 38119

Once Recorded, Return To:
Title Center of the South
783 Old Hickory Blvd., Ste. 110
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 76993 DEEDWARR
04/06/2018 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20180406-0032667

WARRANTY DEED

THIS INDENTURE, made and entered into this 5th day of April, 2018, by and between **GRAYMONT DEVELOPMENT, LLC, a Tennessee limited liability company,** party of the first part, and **Geraldine M. DePaulo, Trustee of the Geraldine M. DePaulo Revocable Trust Agreement dated January 28, 1992,** party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto the said party of the second part the following described real estate, situated and being in Davidson County, Tennessee:

> Being Lot 15 of Graymont, Phase I, as per plat recorded in Instrument Number 20150918-0094739 in the Register's Office of Davidson County, Tennessee, said plat is hereby referenced for a more particular description of said property.
>
> Being a portion of the same property as conveyed to Graymont Development, LLC, a Tennessee limited liability company, by Deeds recorded on March 10, 2014 in Instrument Nos. 20140310-0019921, 20140310-0019922 and 20140310-0019923, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a right to sell and convey the same; that the same in unencumbered, except for:

> 2018 (and subsequent years) Davidson County, Tennessee real estate taxes, not yet due and payable; matters shown on recorded plat in Instrument Number 20150918-0094739; Restrictions and Bylaws appearing of record in Instrument Number 20150911-0092416 in said Register's Office; easements of record at Instrument Numbers 20060623-0075080, Book 4076, Page 386, and Book 4076, Page 390 in said Register's Office; Stormwater facilities and systems agreement of record in Instrument Number 20140930-0090243 in said Register's Office; rights of parties in possession not shown by the public records; liens, or right to liens for services, labor or material imposed by law but not sown by public records; and any encroachment, encumbrance, violation, variation, or adverse circumstance affecting title that would be disclosed by an accurate and complete land survey of the property; and pending assessments by any taxing authority not yet filed in public record.

And that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

The consideration for this conveyance is as follows: Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

The word "party" as used herein shall mean "parties" as if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

GRAYMONT DEVELOPMENT, LLC

By: _____

Its: SECRETARY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, Michael A. Hartley, **Secretary of GRAYMONT DEVELOPMENT, LLC,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor(s), and who upon oath acknowledged that he/she is the **Secretary** of **GRAYMONT DEVELOPMENT, LLC**, the within named bargainor, a Tennessee limited liability company, and that he/she executed the foregoing instrument for the purpose therein contained by signing the name of **GRAYMONT DEVELOPMENT, LLC**, by him as such Secretary.

WITNESS my hand and seal, this 5th day of April, 2018.

Sonya C. Starnes
Notary Public

My commission expires:

03-10-19

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,200,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Geraldine M. DePaulo
Affiant

Subscribed and sworn to before me this 5th day of April, 2018.

Sonya C. Starnes
Notary Public

My commission expires:

03-10-19

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

Property Address / Tax Parcel Number:

Parcel Number: 117 11 OR 015.00
Real Property Address: 4010 Graybar Ct., Nashville, TN 37215

Name and Address of Property Owner:

Geraldine M. DePaulo, Trustee of the Geraldine M. DePaulo
Revocable Trust Agreement dated January 28, 1992
4010 Graybar Ct.
Nashville, TN 37215

Mail Tax Notices To:

Geraldine M. DePaulo, Trustee
4010 Graybar Ct.
Nashville, TN 37215

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)

