Bill Garrett Davidson County
Batch# 128987 DEEDWARR
08/14/2018 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $5,716.50
20180814-0080406

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 **$1,545,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF AUGUST, 2017.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

CORTNEY KAMINSKI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 3, 2022

ADDRESS OF NEW OWNERS:
Shantilal Hari
4022 Graybar Ct.
Nashville, TN 37215

SEND TAX BILLS TO:
(same as New Owners)

PARCEL ID:
117 11 0R 2000

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, **SHANTILAL HARI,** 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 26, GRAYMONT, PHASE 1, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. 20150918-0094739, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, WHICH PLAT REFERENCE IS HEREBY MADE 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, 2014310-019922 and 20140310-0019923, Register's Office of Davidson County, Tennessee.

This is unimproved ____
improved X

property known as 4022 Graybar 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 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(s) recorded in Book 4076 at Page 386, Book 4076, Page 390 and Instrument No. 20060623-0075080. (5) easements, restrictions, and building setback lines of record in Instrument No. 20150918-0094739, in said Register's Office; Register's Office of Davidson 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 13th day of August, 2018.

GRAYMONT DEVELOPMENT, LLC, a Tennessee limited liability company

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Sandra Meeker, 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 13th day of August, 2018.

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

_____
NOTARY PUBLIC

My Commission Expires: _____

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)

