# WARRANTY DEED

Karen Johnson Davidson County
Batch# 248986 **DEEDWARR**
06/26/2019 10:37:18 AM 2 pgs
Fees: $13.00 Taxes: $5,161.50

20190626-0061875

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE. WHICHEVER IS GREATER. FOR THIS TRANSFER IS $1,395,000.00

Steven Hazell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st DAY OF June 2019.

Sonya C. Starnes
Notary Public

MY COMMISSION EXPIRES: 5/4/23
(AFFIX SEAL)

Sonya C. Starnes
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| The Hoffman Living Trust<br>C/0 Jordan Robert Henry Hoffman and<br>Jean McFall Wheeler Hoffman. Trustees | New owner | |
| (NAME) | (NAME) | |
| 4023 Graybar Court | | Map 117 11 OR<br>Parcel 018.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **GRAYMONT DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JORDAN ROBERT HENRY HOFFMAN AND JEAN MCFALL WHEELER HOFFMAN, TRUSTEES OF THE HOFFMAN LIVING TRUST DATED JUNE 24, 2017 AND ANY AMENDMENTS THERETO** , HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Land in Davidson County, Tennessee, being Lot No. 18, Phase 1, on the Plan of Graymont Subdivision of record in Instrument No. 20150918-0094739, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.**

**Being a portion of the same property as conveyed to Graymont Development, LLC, a Tennessee limited liability company, by Deeds recorded on the 10th day of March, 2014 of record in Instrument Nos. 20140310-0019921, 20140310-0019922, and 20140310-0019923, Register's Office of Davidson County, Tennessee.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 4023 Graybar Court, Nashville, TN 37215
(House Number) (Street) (PO Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with

the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and 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.

Witness my hand this 21st day of June, 2019.

GRAYMONT DEVELOPMENT, LLC

BY: _____

Steven D. Ezell, Chief Manager

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Steven D. Ezell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Chief Manager of Graymont Development, LLC the within named bargainor, a limited liability company and that he as such Chief Manager, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Chief Manager.

Witness my hand and official seal at Nashville, Tennessee this 21st day of June, 2019.

My Commission expires:
5/09/23

Sonya C. Starnes
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

_____
Notary Public