BOX 10-B

Karen Johnson Davidson County
Batch# 295955 DEEDWARR
10/04/2019 08:51:12 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20191004-0101525

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: MAY 2, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SHER POWERS	**SAME**	**061-11-0-165.00**
(NAME) **P.O. BOX 160433**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, GRAYSTONE PROPERTIES & CONSTRUCTION, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHER POWERS,** HEREINAFTER CALLED THE GRANTEE, HER 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. 17 on the Plan of George Burrus' Subdivision of Lot No. 81 of record in Book 421, page 178, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to GRAYSTONE PROPERTIES & CONSTRUCTION, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from CURDWOOD PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20180406-0032820, dated April 6, 2018, said Register's Office.

This conveyance is subject to Matters shown on the Plan of record in Book 421, page 178; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4044, page 673; Water Main Easement of record in Book 7640, page 602; Property Standards Order for Demolition or Removal of Structure of record in Instrument No. 20180510-0044906; Right of Way Easement of record in Instrument No. 20180907-0088819; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **1017 CURDWOOD BLVD., NASHVILLE, TN 37216**
(House Number) (Street) (P.O. 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; 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 3rd day of October, 2019.

GRAYSTONE PROPERTIES & CONSTRUCTION

By: Timothy Glyn Baggett, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Timothy Glyn Baggett,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Sole Member of **Graystone Properties & Construction**, the within-named bargainor, a Tennessee Limited Liability Company and that he as the Sole Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **Graystone Properties & Construction**, by himself as the Sole Member.

Witness my hand and official seal at office, this 3rd day of October, 2019.

My commission expires: **May 2, 2022**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public