THIS INSTRUMENT PREPARED BY:
Wendy Geurin Smith
Attorney at Law
6077 Primacy Parkway Ste 200
Memphis, TN 38119
(901) 328-8233

ONCE RECORDED, RETURN TO:
Title Center of the South
783 Old Hickory Boulevard, Suite 110E
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 302040 DEEDWARR
10/17/2019 09:41:13 AM 2 pgs
Fees: $13.00 Taxes: $5,365.00
20191017-0106407

WARRANTY DEED

THIS INDENTURE, made and entered into this 9th day of October, 2019, by and between GRAYMONT DEVELOPMENT, LLC, a Tennessee limited liability company (Grantors), party of the first part, and Ricky W. Wright and Lana E. A. Wright, Trustees of The Wright Qualified Spousal Trust U/A June 22, 2015 (Grantee), 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, to wit:

Being all of Lot 5 in Graymont, Phase 2, as per plat recorded in Instrument Number 20160729-0078233 in the Register's Office of Davidson County, Tennessee, to 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, 20140310-0019922 and 20140310-0019923, Register's Office of Davidson County, Tennessee.

Map 117 11 0R Parcel 005.00

Real Property Address: 4002 Graybar Court, Nashville, TN 37215

This is improved property.

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, its 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; and that the same in unencumbered, except for:

Matters shown on recorded plat in Instrument No. 20160729-0078233 including a 5' public utility and drainage easement located on the Land; Restrictions appearing of record in Instrument No. 20150911-0092416 and Instrument No. 20140930-0090243; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County, Tennessee recorded in Book 4076 at Page 386 and Book 4076 at Page 390; Agreement for Dedication of Easement for Storm Drainage and/or Appurtenances to Metropolitan Nashville Government of Davidson County recorded in Instrument No. 20060623-0075080.

And that the title and quiet possession thereto party of the first part 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: _____
MICHAEL A. HARTLEY,
SECRETARY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On October 9, 2019, Michael A. Hartley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Secretary of Graymont Development, LLC the within named bargainor, a limited liability company and that he as such Secretary, having been authorized to do so, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, the day and date above written.

My Commission Expires:
05/09/2023

Sonya C. Staines
NOTARY PUBLIC

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

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 $1,450,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 9th day of October, 2019.

My commission expires:
05/09/2023

Sonya C. Staines
Notary Public

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

Property Address: 4002 Graybar Court, Nashville, TN 37215

Mail Tax Notices to: New Owners

Name and Address of Property Owner: 4002 Graybar Ct
Nashville, TN 37215