# WARRANTY DEED

Karen Johnson Davidson County
Batch# 332982 DEEDWARR
12/20/2019 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $5,027.96
20191220-0131786

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,358,907.00

M. Menke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20 DAY OF December, 19.

Crissi J Hill
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

State of Tennessee Notary Public Crissi J Hill Rutherford County My Commission Expires December 12, 2021

**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 |
|---|---|---|
| Brian P. Sallee and Christy Sallee | Bank of America | |
| (NAME) | (NAME) | |
| 4009 Graybar Court | P.O. Box 650070 | Map 117 11 0R |
| (ADDRESS) | (ADDRESS) | Parcel 009.00 |
| Nashville, TN 37215 | Dallas TX 75265 | |
| (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 GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN P. SALLEE AND WIFE, CHRISTY SALLEE** , HEREINAFTER CALLED THE GRANTEES, THEIR 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. 9, Phase 2, on the Plan of Graymont Subdivision of record in Instrument No. 20160729-0078233, 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 Warranty 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 4009 Graybar Court, Nashville, TN 37215
(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, 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 20 day of December, 2019

GRAYMONT DEVELOPMENT, LLC

BY: _____

MICHAEL A. HARTLEY, SECRETARY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned notary public of aforementioned county and state, personally appeared 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, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Secretary.

Witness my hand and official seal at Nashville, Tennessee this 20 day of December, 2019.

My Commission expires:
3-8-2022

M. Menke
Notary Public

MEGAN MENKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**True Copy Certification**

I, Beth Thomas, 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.

Beth Thomas

Signature

State of TENNESSEE
County of DAVIDSON

Personally appears before me, Sonya Starnes, a notary public for this County and State, Beth Thomas, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sonya C. Starnes

Notary's Signature

My Commission Expires: 5/9/2023
Notary' Seal (if on paper)

