WARRANTY DEED

Karen Johnson Davidson County
Batch# 348358 DEEDWARR
01/24/2020 01:35:13 PM 2 pgs
Fees: $13.00 Taxes: $777.00

20200124-0008942

BRIAN D MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2023

W-SB-BM-20-1213

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
AdAstra Investments, LLC	**New Owner**	
(NAME)	(NAME)	
704 Mulford Dr. SE		**033-16-057.00**
(ADDRESS)	(ADDRESS)	
Grand Rapids, MI 49507		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GRAYCROFT HOLDINGS, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ADASTRA INVESTMENTS, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 28 on the Plan of Section 1, Primrose Meadows of record in Plat Book 4675, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gerald E. Walthart and wife, Eleanor M. Walthart by Warranty deed from Cherokee Mortgage Corporation, a Tennessee Corporation of record in Book 5059, page 942, Register's Office for Davidson County, Tennessee, dated August 17, 1976 and recorded on August 23, 1976.

Being the same property conveyed to Gerald E. Walthart by Warranty deed from Eleanor M. Walthart of record in Instrument No. 20040319-0031714 Register's Office for Davidson County, Tennessee, dated March 13, 2004 and recorded on March 19, 2004.

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from Gerald E. Walthart of record in Instrument No. 20200123-0008234 Register's Office for Davidson County, Tennessee, dated January 14 , 2020, and recorded on January 23, 2020.

Being the same property conveyed to Graycroft Holdings, LLC by Warranty deed from Music City Holdings, LLC of record in Instrument No. 20200123-0008235 Register's Office for Davidson County, Tennessee, dated January 14, 2020, and recorded on January 23, 2020.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 4675, Page 18, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4737, Page 801 and amended in Book 5039, Page 484, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1213 N. Graycroft Ave, Madison, Tennessee 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 14th DAY OF JANUARY, 2020.

Graycroft Holdings, LLC

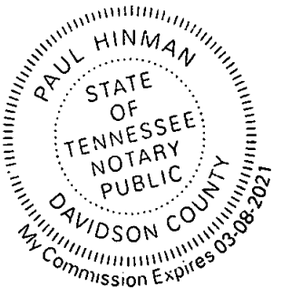
BY: _____
Michael Burchyett
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL BURCHYETT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of GRAYCROFT HOLDINGS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th of January, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212