This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

Karen Johnson Davidson County
Batch# 354110 DEEDWARR
02/05/2020 02:17:52 PM 2 pgs
Fees: $13.00 Taxes: $1,507.75

20200205-0013592

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $407,500.00.

Affiant

Subscribed and sworn to before me, this 31st day of January, 2020.

Notary Public
My commission expires: 11/08/22

BRIAN PAYNE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Address of New Owner:	Send Tax Bills to:	Tax Information
GRAYCROFT DEVELOPMENTS, LLC 5221 HEATHROW HILLS DRIVE BRENTWOOD, TN 37027	NEW OWNER	051-06-0 034.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **APHESIS HOUSE, INC.,** hereinafter referred to as Grantors, have bargained and sold, and does hereby transfer and convey to, **GRAYCROFT DEVELOPMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantees, their successors 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. 7 ON THE PLAN OF OAKLAND ACRES, SECTION 6, AS OF RECORD IN BOOK 2330, PAGE 97, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 7 FRONT 210 FEET ON THE WESTERLY SIDE OF GRAYCROFT DRIVE AND EXTENDS BACK BETWEEN BROKEN LINES MEASURING 213.0 FEET ON THE SOUTHERLY LINE AND 263.9 FEET ON THE NORTHERLY LINE TO A LINE FRONTING ON BRIARVILLE ROAD, WHICH MEASURE 169.0 FEET THEREON.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED THEREFROM IS A RIGHT OF WAY: BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH GRAYCROFT AVENUE APPROXIMATELY 25 FEET WEST OF EXISTING CENTERLINE; THENCE SOUTHWESTERLY WITH A CURVE TO THE RIGHT OF RADIUS 705.13 FEET FOR A DISTANCE OF 210.0 FEET TO A POINT; THENCE N 08 DEGREES 31'52" W FOR A DISTANCE OF 5.04 FEET TO A POINT; THENCE NORTHERLY WITH A CURVE TO THE LEFT OF RADIUS 700.13 FEET FOR A DISANCE OF 208.51 FEET TO A POINT; THENCE S 78 DEGREES 11'06" E FOR A DISTANCE OF 5.0 FEET TO THE POINT OF BEGINNING AND CONTAINING THEREIN AN AREA OF 1047 SQUARE FEET, MORE OR LESS, AS DESCRIBED IN THE DEED TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE IN BOOK 8323, PAGE 564, SAID REGISTER'S OFFICE.

TEMPORARY EASEMENT FOR SLOPE PURPOSES: BEING A 15 FOOT WIDE STRIP OF LAND LYING ADJACENT TO, PARALLEL, AND ON THE WEST SIDE OF THE ABOVE RIGHT-OF-WAY DESCRIPTION AND CONTAINING THEREIN AN AREA OF 3150 SQUARE FEET, MORE OR

LESS. SAID TEMPORARY EASEMENT TO BE ABANDONED UPON COMPLETION OF CONSTRUCTION.

BEING THE SAME PROPERTY CONVEYED TO APHESIS HOUSE, INC. BY WARRANTY DEED DATED OCTOBER 20, 2015, BY ROGER C. SUTTON AND WIFE, NANCY S. SUTTON, OF RECORD IN INSTRUMENT NO. 20151103-0112000, DAVIDSON COUNTY REGISTER OF DEEDS.

This property is improved property known as 1212 SOUTH GRAYCROFT AVENUE, TN 37115.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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, successors and assigns, forever. Grantor covenants with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind themselves, their heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 4th day of February, 2020.

APHESIS HOUSE, INC., SELLER

BY: _____

JAMES SETTLES, AUTHORIZED AGENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, JAMES SETTLES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained, and further acknowledged that he is the authorized agent for signatory for Aphesis House, Inc. and as such authorized agent for signatory executed the within instrument for the purposes therein contained and had authority to so act.

Witness my hand in Madison, TENNESSEE, this 4th day of FEBRUARY, 2020.

_____
Notary Public

My Commission expires: 11/08/22

(SEAL)

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON