Karen Johnson Davidson County
Batch# 481364 DEEDWARRSP
09/23/2020 10:27:30 AM 4 pgs
Fees: $23.00 Taxes: $1,572.50
20200923-0109131

SPECIAL WARRANTY DEED

This Instrument Prepared By:
D. Dylan Potter
Hardeman & Montgomery
4301 Hillsboro Pike, Suite 300
Nashville, TN 37215

Address New Owner	Send Tax Bills To:	Map/Parcel
Dale and Willa Holmer 102 West End Close Nashville, TN 37205	Same	117110R00100CO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $425,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me this 22nd day of September, 2020.

Notary Public

My commission expires: 6/25/22

ERIC YATES
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY
My Commission Expires June 25, 2022

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **GRAYMONT DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**. ("Grantor"), has bargained and sold and by these presents does hereby transfer and convey unto **DALE A. HOLMER AND WIFE, WILLA B. HOLMER** ("Grantees"), a certain tract or parcel of land located in Davidson County, Tennessee, which is described on **Exhibit A** attached hereto and incorporated herein.

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 claiming by, and through or under the grantor herein, but no further otherwise. 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.

Grantor further covenants and binds himself, his heirs, successors, assigns, and representatives to warrant specially and forever defend the title to said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor, but not further or otherwise. The warranties passing to the said Grantee are limited to those matters arising from acts of the Grantor, his agents or representatives, occurring solely during the period of the Grantor's ownership of the subject real estate.

Witness the hand of Grantor on this 22nd day of September, 2020.

GRAYMONT DEVELOPMENT, LLC

BY: _____

MICHAEL A. HARTLEY, SECRETARY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned notary public of aforementioned County, Tennessee, 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 this 22nd day of September, 2020.

My Commission expires: 6/25/22

_____

Notary Public

ERIC YATES
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

My Commission Expires June 25, 2022

EXHIBIT A

Legal Description

The land referred to herein below is situated in the County Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 1, of Graymont, Phase 2, as per plat of record in Instrument No. 20160729-0078233 in the Register's Office of 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 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.

True Copy Certification

I, John Stafford, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Crissi J. Heer, a notary public for this county and state, John Stafford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12-18-21

Notary' Seal (if on paper)

