Karen Johnson Davidson County
Batch# 515263 DEEDWARR
11/12/2020 11:32:32 AM 2 pgs
Fees: $13.00 Taxes: $3,404.00
20201112-0133339

WARRANTY DEED

BRIANA GAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

STATE OF TENNESSEE
COUNTY OF Davidson

2020-508

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $920,000.00.

Karen Bell (Affiant)

Sworn to and subscribed before me this 10th day of November, 2020.

Briana Gage Notary Public

My commission expires:_____

THIS INSTRUMENT WAS PREPARED BY

Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-VRES-20-61011

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Bryan B. Solomon and Hilary D. Solomon (NAME)	new owners (NAME)	**118-13-0-025.00**
1011 Graybar Lane (ADDRESS)	(ADDRESS)	
Nashville, TN 37204 (City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Stephen P. May and Amy Cisternino May, husband and wife,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Bryan B. Solomon and Hilary D. Solomon, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 24 on the Map of Section 1, Oriental Golf Club Subdivision, as of record in Book 1424, Page 10, Register's Office for Davidson County, Tennessee.

Said Lot No. 24 fronts 75.0 feet on the southerly side of Graybar Lane and runs back 287.4 feet on the easterly line and 296.6 feet on the westerly line to a dead line measuring 75.0 feet thereon.

Being all the same property conveyed to Stephen P. May and Amy Cisternino May, husband and wife, by deed from William Scott Earhart and Linda S. Earhart, husband and wife, dated June 24, 2013 and of record in Instrument No. 20130628-0066793, said Register's Office.

This is improved property also known as: 1011 Graybar Lane, Nashville, TN 37204.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 6th day of November, 2020.

_____ (SEAL)
Stephen P. May

_____ (SEAL)
Amy Cisternino May

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 6th day of November, 2020, before me personally appeared Stephen P. May and Amy May, to me known to be the person (or persons) described in and who executed the foregoing instrument. and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of November, 2020.

_____
Notary Signature
My commission expires: 7-9-22

STACY HOSTETLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY