THIS INSTRUMENT PREPARED BY:
Wendy Geurin Smith
Attorney at Law
6077 Primacy Parkway, Suite 200
Memphis, TN 38119

Karen Johnson Davidson County
Batch# 552926 DEEDWARR
01/12/2021 02:04:30 PM 4 pgs
Fees: $23.00 Taxes: $6,105.00
20210112-0005479

ONCE RECORDED, RETURN TO:
Title Center of the South
783 Old Hickory Boulevard, Suite 110E
Brentwood, TN 37027

WARRANTY DEED

THIS INDENTURE, made and entered into this 11th day of January, 2021, by and between **Graymont Development, LLC**, a Tennessee limited liability company (Grantors, party of the first part), and **DEREK B. MASON AND LEIGHANNE MASON, AND THEIR SUCCESSORS IN TRUST, AS TRUSTEES OF THE DEREK B. MASON AND LEIGHNNE MASON TRUST, under agreement created on January 13, 2014, and amended and restated on November 13, 2018**, (Grantee), party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto the said party of the second part the following described real estate, situated and being in Davidson County, Tennessee, to wit:

See Attached **Exhibit A – Legal Description.**

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a right to sell and convey the same; and that the same in unencumbered, except for:

> Subject to real estate taxes and assessments for tax year 2021, and subsequent years, not yet due and payable; easements, covenants, conditions and restrictions and matters filed of record; easements, covenants, conditions, restrictions, right of ways, and other matters noted on plat of record in Instrument Number 20160729-0078233 in the Register's Office of Davidson County, Tennessee; rights or claims of parties in possession not shown by the public records; any roads, ways or easements or claims of easements not shown by the Public Record; any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land, any lien, or right to a lien, for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown by the Public Record.

And that the title and quiet possession thereto party of the first part will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged. The word "party" as used herein shall mean "parties" as if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

GRAYMONT DEVELOPMENT, LLC

BY: _____

ITS: SECRETARY

STATE OF TENNESSEE)
COUNTY OF Davidson)

On January 11th, 2021, personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, Michael A. Hartley, Secretary, of GRAYMONT DEVELOPMENT, LLC, a Tennessee limited liability company, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument on behalf of GRAYMONT DEVELOPMENT, LLC, by attaching his signature as Secretary of GRAYMONT DEVELOPMENT, LLC, after being authorized to do so, for the purposes therein contained.

Witness my hand and seal, at office, the day and date above written.

My Commission Expires:
6/25/22

Erin Yates
NOTARY PUBLIC

ERIN YATES
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

My Commission Expires June 25, 2022

STATE OF TENNESSEE)
COUNTY OF Williamson)

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,650,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 11th day of January, 2021.

My commission expires:
7/9/22

JUSTIN WAYNE GOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Property Address: 4025 Graybar Court, Nashville, TN 37215

Mail Tax Notices to: **DEREK B. MASON AND LEIGHANNE MASON, AND THEIR SUCCESSORS IN TRUST, AS TRUSTEES OF THE DEREK B. MASON AND LEIGHNNE MASON TRUST**

Address: 4025 Graybar Court, Nashville, TN 37215

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 1069706

Exhibit A – LEGAL DESCRIPTION

Lot 23 in Graymont, Phase 2, as per plat recorded in Instrument Number 20160729-0078233 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property as conveyed to Graymont Development, LLC, a Tennessee limited liability company, by Deeds recorded on March 10, 2014 in Instrument Nos. 20140310-0019921, 20140310-0019922 and 20140310-0019923, Register's Office of Davidson County, Tennessee.

PROPERTY ADDRESS:
4025 Graybar Court
Nashville, TN 37215

TAX PARCEL ID: 117 11 0R 023.00

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

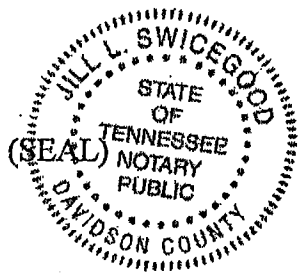
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

900