THIS INSTRUMENT PREPARED BY:
Wendy Geurin Smith
Attorney at Law
6077 Primacy Parkway, Suite 200
Memphis, TN 38119
(901) 526-7399

Karen Johnson Davidson County
Batch# 569601 DEEDWARR
02/05/2021 03:30:32 PM 2 pgs
Fees: $13.00 Taxes: $5,920.00
20210205-0017216

ONCE RECORDED, RETURN TO:
Wilkins and Ivey, Attorneys
104 Woodmont Boulevard, Suite 100
Nashville, TN 372025

WARRANTY DEED

THIS INDENTURE, made and entered into this 4th day of February, 2021, by and between GRAYMONT DEVELOPMENT LLC, a Tennessee Limited Liability Company (Grantors), party of the first part, and RYAN HIS and MEGAN YU, husband and wife (Grantees), parties 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 parties of the second part the following described real estate, situated and being in Davidson County, Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 24 IN GRAYMONT, PHASE 1, AS PER PLAT OF RECORD IN INSTRUMENT NO. 20150918-0094739 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY AS CONVEYED TO GRYAMONT DEVELOPMENT, LLC, BY QUITCLAIM DEED RECORDED ON 3/10/2014 IN INSTRUMENT NUMBER 20140310-0019923, AMONG THE LAND RECORDS OF DAVIDSON COUNTY

Map/Parcel 117 11 0R 024.00

Real Property Address: 4027 Graybar Court, Nashville, TN 37215.

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; easement(s) to Metropolitan Government of Nashville and Davidson County, Tennessee recorded in Book 4076 at Page 386; easement(s) to Metropolitan Government of Nashville and Davidson County, Tennessee recorded in Book 4076 at Page 390; easement(s) to Metropolitan Government of Nashville and Davidson County, Tennessee recorded in Instrument No. 20060623-0075080; matters shown on recorded Instrument No. 20150911-0092416; restrictions appearing of record in Instrument No. 20140930-0090243; 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; roads, ways or easements or claims of easements not shown by the Public Records; 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; pending assessments by any taxing authority not yet filed in the Public Records.

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: Michael A. Hartley
ITS: Secretary

STATE OF TENNESSEE)
COUNTY OF Davidson)

On February 4, 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, as the Secretary for Graymont Development, LLC, a Tennessee Limited Liability Company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the appropriate office/party to do so, executed the foregoing instrument for the above stated purposes, by signing the name of the company by Michael A. Hartley, as its secretary.

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

My Commission Expires: _____

NOTARY PUBLIC

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022

STATE OF TENNESSEE)
COUNTY OF Davidson)

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 $1,600,000.00, 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 4th day of February, 2021.

My commission expires: _____

NOTARY PUBLIC

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022

Property Address: 4027 Graybar Court, Nashville, TN 37215.

Mail Tax Notices to: KeyBank National Association
P.O. Box 94588
Cleveland, OH 44101 - 4588