WARRANTY DEED

Karen Johnson Davidson County
Batch# 596356 DEEDWARR
03/22/2021 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20210322-0037148

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of March, 2021.

Notary Public

MY COMMISSION EXPIRES: 8/28/24

SANYA L. ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

(AFFIX SEAL)

File No.: RES-21-PC-2207

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael D. Barnes	New Owner	
(NAME)	(NAME)	081 02 2S 001.00 CO
107 Avondale Access Road		081 02 2S 002.00 CO
Hendersonville, TN 37075		081 02 2S 003.00 CO
		081 02 2S 004.00 CO
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **GRAYCROFT, INC., A TENNESSEE CORPORATION**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MICHAEL D. BARNES**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Property 1:
Certain units located in Davidson County, Tennessee, being known and designated as Units No(s). 2207A, 2207B, 2207C and 2207D established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 2207 24th Avenue N, a Horizontal Property Regime with Private Element, of record in Instrument Number 20200929-0112163, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Graycroft, Inc., a Tennessee Corporation, by Warranty Deed from Donald Day, a married man, dated July 9, 2020, recorded July 14, 2020, in Instrument No. 20200714-0077000, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 2207 24th Avenue North, Units A, B, C & D, Nashville, TN 37208
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 17th day of March, 2021

Graycroft, Inc., a Tennessee Corporation

By: _____
Meekahl Davis, Secretary and Shareholder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Sanya L. Arbogast, of the state and county mentioned, personally appeared Meekahl Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Secretary and Shareholder of Graycroft, Inc., the within named bargainor, a Corporation, and that such Meekahl Davis as such Secretary and Shareholder, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Secretary and Shareholder.

Witness my hand and seal, at office in Nashville, Tennessee, this 17th day of March, 2021.

SANYA L. ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

_____
Notary Signature

My commission expires: 8/28/24

RETURN TO:

Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210
(615) 515-7171

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Adam G. LaFevor, do hereby make oath that I am 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.

Adam G. LaFevor

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned, a notary public for the above referenced county and state, Adam G. LaFevor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 5/9/23
NOTARY'S SEAL

