BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 651281 DEEDWARR
06/08/2021 09:56:42 AM 2 pgs
Fees: $13.00 Taxes: $1,544.75

20210608-0076530

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $417,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4 DAY OF June, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KEVIN D. MONT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Rooks and Frank Rooks	New Owner	
(NAME) 1003 Graybar Lane	(NAME)	118 13 0 263.00
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KRISTIN J. TANT, TRUSTEE OF THE 1001 GRAYBAR LANE TRUST U/A/D FEBRUARY 6, 2013**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY ROOKS, MARRIED AND FRANK ROOKS, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 2 of the Graybar Lane Formerly Lot 28 & 29 Noels Oriental Golf Club, of record in Instrument No. 20140121-0005456, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jacob Matthew Tant, married man, by Warranty Deed from Aubrey B. Harwell, Jr., Trustee, of record in Instrument No. 20140128-0007661, in the Register's Office of Davidson County, Tennessee, dated January 27, 2014 and recorded on January 28, 2014.

Being the same property conveyed to Kristin J. Tant, Trustee of The 1001 Graybar Lane Trust dated February 6, 2013, by Quit Claim Deed from J. Matthew Tant of record in Instrument No. 20140605-0049116, in the Register's Office of Davidson County, Tennessee, dated May 10, 2014 and recorded on June 05, 2014.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

unimproved _
This is improved x property, known as 1001 Graybar Lane, Nashville, TN 37204

(House Number) (Street) (P.O. Address) (City or Town) (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 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 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 hand this 4th day of June, 2021

THE 1001 GRAYBAR LANE TRUST U/A/D FEBRUARY 6, 2013

BY: Kristin J. Tant, Trustee

KRISTIN J. TANT, TRUSTEE

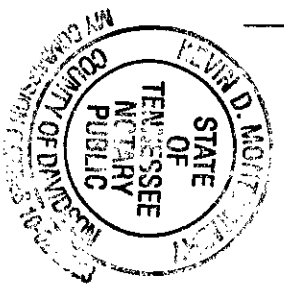
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Kristin J. Tant with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of The 1001 Graybar Lane Trust U/A/D February 6, 2013 and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 4th day of June, 2021.

Commission expires:



Notary Public