Karen Johnson Davidson County
Batch# 775865 DEEDWARR
12/17/2021 10:43:55 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00
20211217-0167122

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

THIS INSTRUMENT WAS PREPARED BY
Rusty Moore, Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P21-4083-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
W. Craig Barber and Janet L. Barber	NEW OWNER	11710R02700CO
(NAME)	(NAME)	
1154A Sewanee Road		
(ADDRESS)	(ADDRESS)	
Nashville TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Six Hundred Thousand And No/100 Dollars ($600,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, GRAYMONT DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO W. CRAIG BARBER AND WIFE, JANET L. BARBER, 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. 27 on the Plan of Phase 1, Graymont of record in Plat at Instrument No. 20150918-0094739, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of same property conveyed to Graymont Development, LLC, a Tennessee limited liability company by General Warranty Deed from Oscar Tivis Nelson Jr., of record in Instrument No. 20140310-0019921, Register's Office for Davidson County, Tennessee, dated March 07, 2014 and recorded on March 10, 2014.

Being a portion of the same property conveyed to Graymont Development, LLC, a Tennessee limited liability company by Warranty deed from Oscar Tivis Nelson Jr. and wife Patricia O'Connor Nelson of record in Instrument No. 20140310-0019922 Register's Office for Davidson County, Tennessee, dated March 07, 2014 and recorded on March 10, 2014.

Being a portion of the same property conveyed to Graymont Development, LLC, a Tennessee limited liability company by Quitclaim deed from Oscar Tivis Nelson Jr. and wife, Patricia O'Connor Nelson of record in Instrument No. 20140310-0019923 Register's Office for Davidson County, Tennessee, dated March 07, 2014 and recorded on March 10, 2014.

unimproved ☒
This is improved ☐ property, known as 4033 Graybar Court, Nashville, TN 37215
(House No.) (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 successors 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 our hands this 16th day of December, 2021.

Graymont Development, LLC

BY:_____
Michael A. Hartley, Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared Michael A. Hartley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Secretary of **Graymont Development, LLC**, the within named bargainor, a limited liability company, and that he executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as Secretary.

Witness my hand and official seal this the 16th day of December 2021.

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

Notary Public

My Commission Expires:_____