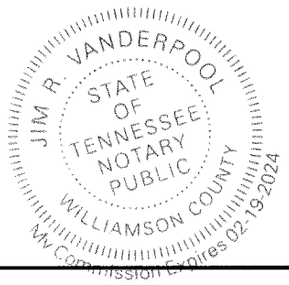
Karen Johnson Davidson County
Batch# 909041 DEEDWARR
08/26/2022 03:04:30 PM 2 pgs
Fees: $13.00 Taxes: $7,545.46
20220826-0096756

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $2,039,314.00.

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 26TH DAY OF AUGUST, 2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2-19-2024

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R. Vanderpool PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 21-2283LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Leah D. Hall, Trustee	NEW OWNER	
4001 Graybar Court		
Nashville, TN 37215		117 11 0R 003.00

FOR AND IN 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, **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 **LEAH D. HALL, TRUSTEE OF THE LEAH D. HALL TRUST DATED JANUARY 30, 2020,** 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. 3 on the Plan of Phase 2, Graymont of record in Instrument No. 20160729-0078233, Register's Office for said County, to which Plan reference is hereby made for a complete description.

Being part 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, in the Register's Office for Davidson County, Tennessee, dated March 7, 2014 and recorded on March 10, 2014.

Being part of the same property conveyed to Graymont Development, LLC, a Tennessee limited liability company, by General Warranty Deed from Oscar Tivis Nelson, Jr., and wife, Patricia O'Connor Nelson, of record in Instrument No. 20140310-0019922, in the Register's Office for Davidson County, Tennessee, dated March 7, 2014 and recorded on March 10, 2014.

Being part of the same property conveyed to Graymont Development, LLC, a Tennessee limited liability company, by General Warranty Deed from Oscar Tivis Nelson, Jr., an individual, of record in Instrument No. 20140310-0019921, in the Register's Office for Davidson County, Tennessee, dated March 7, 2014 and recorded on March 10, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase 2, Graymont, as recorded in Instrument No. 20160729-0078233. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150911-0092416. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20140930-0090243.

This is improved property known as 4001 Graybar Court, Nashville, TN 37215

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 10th day of August, 2022.

Graymont Development, LLC,

a Tennessee limited liability company

BY:_____

Michael A. Hartley, Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Michael A. Hartley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Member of Graymont Development, LLC, a Tennessee Limited Liability Company, the within named barganor, a limited liability company, and that Michael A. Hartley, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said company for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 10th day of August, 2022.

Notary Public_____

My Commission Expires: 2-19-24

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

I Lisa Allard, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 12, 2022.

Lisa Allard, Affiant August 12, 2022

State of Tennessee County of Williamson

Sworn to and subscribed before me this August 12, 2022.

Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-19-2024

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024