WARRANTY DEED John M. Wells State of Tennessee Notary Public Davidson County	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,062,435.00. Kimberley L. Murphy Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF FEBRUARY, 2023. Notary Public MY COMMISSION EXPIRES: 3/7/2023 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kimberley L. Murphy, Trustee 4007 Graybar Court Nashville, TN 37215	New Owner	117-11-0R-010.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Graymont Development LLC, a Tennessee limited liability company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Kimberley L. Murphy, Trustee of the Murphy Marital Trust dated November 9, 2020**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 10, on the plan of BOUNDARY AND PHASE 2 PLAT GRAYMONT, as shown on plat of record in Instrument 20160729-0078233 , Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Graymont Development LLC, a Tennessee limited liability company by Quit Claim Deed from Oscar Tivis Nelson Jr. and wife Patricial O'Connor Nelson dated 03/07/2014 and recorded in Instrument No. 20140310-0019923, Register's Office for Davidson County, Tennessee

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

Karen Johnson Davidson County
Batch# 968693 DEEDWARR
02/08/2023 08:09:30 AM 3 pgs
Fees: $18.00 Taxes: $7,631.01
20230208-0009004

This is unimproved ☐ improved ☒ property know as: 4007 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, 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/our hand(s) this the 7th day of February, 2023.

Graymont Development LLC

BY:_____
Michael A. Hartley, Secretary

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

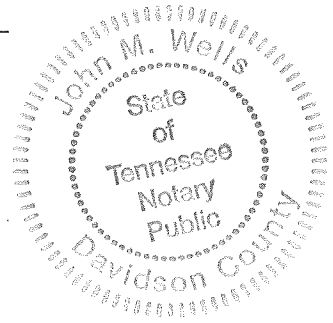
Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Michael A. Hartley, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Secretary of Graymont Development LLC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

Witness my hand and official seal, this the 7th of February, 2023.

_____
Notary Public

My Commission Expires: 3/7/2023

(SEAL)



CERTIFICATE OF AUTHENTICITY

I, Jennifer D Stacy do hereby make oath that I am a licensed attorney and/or 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 February 7, 2023.

Affiant
Date: February 7, 2023

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 7th day of February, 2023

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY