WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF NOVEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 11/27/04 (AFFIX SEAL)

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edwin Gray	New Owner	135-16-A-104CO
(NAME)	(NAME)	
2508 Somerset Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, Mickey Abell and Shelly A. Abell, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edwin Gray, an unmarried man, 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. 67 on the Plan of Subdivision of Tracts 8, 9, and 10 of Nashboro Village, of record in Book 5200, Page 186-189, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Mickey Abell and Shelly A. Abell, husband and wife by deed from Vernon L. Harmsen and wife, Florence A. Harmsen of record in Instrument No: 20020927-0117875, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 2508 Somerset Drive, Nashville, TN 37217
(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 our hands this 4th day of November, 2003.

Mickey Abell by Shelly A Abell his

Mickey Abell by Shelly A. Abell his Attorney in Fact

Shelly A Abell attorney in fact

Shelly A. Abell

Davidson County DEEDWARR
Recvd: 11/11/03 13:28 2pgs
Fees:13.00 Taxes:608.65

20031111-0165037

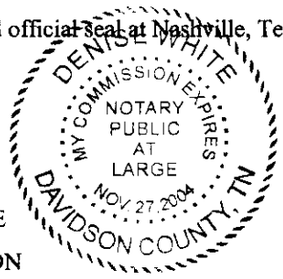
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shelly A. Abell, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 4th day of November, 2003.

Commission expires:



Notary Public

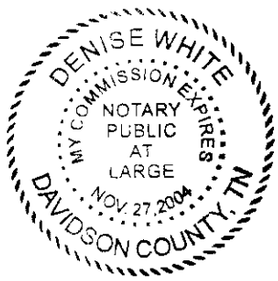
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared, Shelly A. Abell, with whom I am personally acquainted and who, upon her oath, acknowledged herself to be the Attorney in Fact for the within named, Mickey Abell, and being authorized to act on behalf of said person she executed the foregoing instrument as his free act and for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of November, 2003.

My Commission Expires:



Notary Public