WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/16/04 13:18 2 pgs
Fees:13.00 Taxes:321.90

20040316-0029812

STATE OF **TENNESSEE**
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$87,000.00**

Shannon T. McGray
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MARCH, 2004.

Angela M. Lake
Notary Public

MY COMMISSION EXPIRES: **January 25, 2006.**
(AFFIX SEAL)

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
Guranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shannon T McGray	**RBMG, Inc.**	**096-14-56**
(NAME)	(NAME)	
2927 Lakeland Drive	**999 Executive Pkwy. Suite 101**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**St. Louis, MO 63141**	
(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, **John E Allen, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shannon T McGray, unmarried**, 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. 403 on the Plan of Cloverhill, Section VII, as of record in Book 2133, Page 92, and Register's Office for Davidson County, Tennessee.

Said Lot No. 403 fronts 65 feet on the southerly margin of Lakeland Drive, formerly Bealwood Drive, and extends back 157.4 feet on the westerly line and157.6 feet on the easterly line to a line in the rear measuring 65 feet thereon.

Being the same property conveyed to **John E Allen, unmarried** by deed of record in Book 11263, Page 880, Register's Office for **Davidson** County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **2927 Lakeland Drive, Nashville, TN 37214**

(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/our hand(s)** this **15th day of March, 2004**.

John E Allen

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 John E. Allen the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 15th day of March, 2004.

Commission expires: 1-25-2006

Notary Public

ANGELA M. LAKE
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.