After recording return to: File 19780-4

WARRANTY DEED

John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, TN 372[illegible]

Davidson County DEEDWARR
Recvd: 06/02/06 14:11 2 pgs
Fees:13.00 Taxes:920.01

20060602-0065282

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $248,650.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31ST DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE CHRIS CAMPBELL LARGE

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Garan Gray	Realty Mortgage Corporation	
(NAME)	(NAME)	
1813 Russell Street	7000 Executive Center Dr	Map 083-14
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Ste 200 Brentwood, TN 37027	Parcel 070.00
(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, **JAMES S. METCALFE AND WIFE, TAMARA METCALFE AND JOSEPH W. SANFORD AND WIFE, JULIA K. SANFORD**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **GARAN GRAY**, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 84 of Block "E" on the Plan of Priest Home Place, of record in Plat Book 161, Page 102, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to James S. Metcalfe and wife, Tamara Metcalfe and Joseph W. Sanford and wife, Julia K. Sanford, dated September 15, 2005, of record in Instrument No. 20050920-0112747, said Register's Office.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1813 Russell Street, Nashville, TN 37206

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, his/her 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 31st day of May, 2006.

Joseph W. Sanford

Julia K. Sanford

James S. Metcalfe

Tamara Metcalfe

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 James S. Metcalfe and wife, Tamara Metcalfe and Joseph W. Sanford and wife, Julia K. Sanford, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this 31st day of May, 2006.

Commission expires: 6/26/07

Notary Public

CHRIS CANTRELL
NOTARY PUBLIC
DAVIDSON COUNTY, TN