RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED

RETURN TO:
American Title Company, Inc.
925 Industrial Drive
Old Hickory, TN 37138
FILE # NO6-0283

Davidson County DEEDWARR
Recvd: 08/16/06 14:51 2 pgs
Fees:13.00 Taxes:286.01

20060816-0101123

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd DAY OF August, 2006

Notary Public

MY COMMISSION EXPIRES: November 20, 2008

(AFFIX SEAL)

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
Stephanie D. Gray	New Owner	82-12-70.00
(NAME) 303 Neill Avenue	(NAME)	Map
(ADDRESS) Nashville, TN 37206	(ADDRESS)	Parcel
(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, **LONNIE BAKER, UNMARRIED**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **STEPHANIE D. GRAY, 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:

Being Lot No. 191 in Neill S. Brown's Addition to East Nashville, of record in Book 57, page 50, Register's Office for said County.
Said Lot No. 191 fronts 50 feet on the easterly side of Neill Avenue and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Lonnie Baker and wife, Sallie L. Baker, from J. L. Wallace and wife, Maude Harris Wallace, by Installment Deed, dated August 29, 1951, recorded September 11, 1951, of record in Book 2019, page 630, Register's Office for Davidson County, Tennessee. The said Sallie L. Baker has since died.

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 matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 303 Neill Avenue, 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 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 August, 2006

Lonnie Baker

Lonnie Baker, unmarried

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 Lonnie Baker, unmarried, 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 4th day of August, 2006

Commission expires: 9-16-09

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Jai Kehew
Notary Public