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Davidson County DEEDWARR
Recvd: 09/18/07 08:13 2 pgs
Fees:13.00 Taxes:592.00
20070918-0111443

WARRANTY DEED

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$160,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH **DAY OF SEPTEMBER, 2007.**

Notary Public

MY COMMISSION EXPIRES 11/22/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pond Creek Limited Partnership	**Pond Creek Limited Partnership**	**102-3-22**
(NAME)	(NAME)	
603 Comet Drive	**7640 River Road Pike**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Nashville, TN 37209**	
(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, **Yvonne M. Gray and Lisa Gray Cronise**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Pond Creek Limited Partnership**, 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. 1064, on the Plan of Charlotte Park, Section 14, as of record in Book 3300, Pages 29 and 30.

SAID Lot No. 1064 fronts 106.4 feet on the westerly side of Comet Drive and runs back 144.4 feet on the northerly line and 117.6 feet on the southerly line to an irregular line in the rear on which it measures 64.3 feet.

BEING the same property conveyed to Yvonne M. Gray and Lisa Gray Cronise by Quitclaim Deed from Yvonne M. Gray of record in instrument No. 20050516-0054979, in The Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Joel P. Gray and wife Yvonne M. Gray, by Deed from Robert W. Bailey and wife Nancy J. Bailey, of record in Book 4632, Page 146, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **603 Comet Drive, Nashville, TN 37209**
(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 **14th day of September, 2007**.

Yvonne M. Gray
By: I. Dyke Tatum, Attorney-in-Fact

Lisa Gray Cronise
By: I. Dyke Tatum, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **I. Dyke Tatum**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be **Attorney-in-Fact** on behalf of **Yvonne M. Gray and Lisa Gray Cronise,** by Power of Attorney and to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **14th day of September, 2007**.

Commission expires: **November 22, 2010**

Theresa L. Smith Notary Public

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010