BILL GARRETT, Davidson County
Trans:T20090073142 DEEDWARR
Recvd: 10/28/09 09:29 4 pgs
Fees:23.00 Taxes:603.10
20091028-0099362

*Prepared By: Stephanie Lackey*
*Please return to: Liberty Title & Escrow Company*
*1575 South County Trail*
*East Greenwich, RI 02818*

## *SPECIAL WARRANTY DEED*

THIS DEED, made this 30th day of September, 2008, by and between **E*Trade Bank,** hereinafter referred to as "Grantor", party of the first part; and **Tyler Gray and George Gray** of 1044 Woodbury Falls Drive, Nashville, TN hereinafter referred to as "Grantee", party of the second part.

That for and in consideration of the sum of **One Hundred Sixty-Three Thousand and no/100 ($163,000.00)**, the consideration received therefore by the Grantor for the conveyance made hereby, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor, subject to the matters described herein, does hereby grant, bargain, sell and convey to the Grantee, in fee simple, and with SPECIAL WARRANTY OF TITLE, all that certain lot or parcel of land, together with the improvements thereon and appurtenances thereunto, as described below. Said property having an address of 836 Stirrup Drive, Nashville, TN 37221 and being more particularly described as follows, to-wit:

A certain tract or parcel of land situate in Davidson County, State of Tennessee, being more particularly described as follows, to-wit:

Being Lot No. 356 on the Plan of Walnut Hill Manor, Section 1, as of record in Book 4460, Page 108, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

*Tax ID#: 142 03 0 018.00*

Being the same property conveyed to E*Trade Bank by Substitute Trustee's Deed dated May 11, 2009 and recorded on May 12, 2009 as Instrument # 20090512-0043716 of the Land Evidence Records of Davidson County, Tennessee.

Property Address:

836 Stirrup Drive
Nashville, TN 37221

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part (his/her/their) heirs and assigned in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that she/he/they is/are lawfully seized in fee of the aforedescribed real estate; she has a good right to sell and convey the same; that the same is unemcumbered, except for:

And that the title and quite possession thereto she/he/they will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: Ten ($10.00) Dollars Cash in hand paid, and other good and valuable considerations, the receipt of all which is hereby acknowledged.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context here of..

**THIS SPACE INTENTIONALLY LEFT BLANK**

**Witness** the following Signatures and Seals,

**E*Trade Bank by its Attorney in Fact**
**PNC Bank, National Association**

Witness: Frances K. Hurka

BY: _____
Printed Name: Patricia A. Dekret
STATUTORY AUTHORITY: Vice President

State of Pennsylvania
County of Allegheny

I hereby certify that on this 30th day of September, 2009, before me, the subscriber, Notary Public of the State aforesaid, personally appeared Patricia A. Dekret of PNC Bank, National Association on behalf of **E*Trade Bank**, whose name is subscribed to the within instrument, and acknowledged the foregoing deed to be her act under authority of the Grantor and the free act and deed of the Grantor, and also certify, under penalties of perjury, that the consideration recited herein is true and correct.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kelly R. Presutti, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires July 9, 2013
Member, Pennsylvania Association of Notaries

_____
Notary Public:
My Commission Expires:
7/9/2013

Property Address: 836 Stirrup Drive, Nashville, TN 37221

STATE OF Rhode Island
COUNTY OF Kent

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $163,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 30th day or September 2009.

Notary Public
My commission expires

Theresa M. Giannavola
Notary Public
My Commission Expires 08/01/2010

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

PROPERTY ADDRESS:

New owner.

MAIL TAX NOTICES TO:
**Tyler Gray**
**1044 Woodbury Falls Drive**
**Nashville, TN 37721**

THIS INSTRUMENT PREPARED BY:
Stephanie Lackey

RETURN TO:
Stephanie Lackey
Liberty Title and Escrow Company
1575 South County Trail
East Greenwich, RI 02818

TAX PARCEL NO: 142 03 0 018.00