RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20110018474 DEEDWARR
Recvd: 03/30/11 10:26 2 pgs
Fees:13.00 Taxes:684.50
20110330-0024346

WARRANTY DEED

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of February, 2011.

NOTARY PUBLIC

My commission expires: 8/16/14

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Begin etux 120 Claybrook Lane Cane Ridge, TN 37013	Same address as new owner	173-15-0-A-02000

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty Five Thousand and 00/100 Dollars ($185,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **ROBERT C. GRAY, married,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **ANDREW BEGIN AND WIFE, DIANA C. BEGIN,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Mill Run Subdivision, Phase 1, of record in Book 11700, Pages 27-28, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert C. Gray, by Warranty Deed from Luis R. Rodrigues-Gonzales, (also known as Luis R. Rodriguez), dated 4/27/2007, recorded 5/3/2007, of record in Instrument No. 20070503-0053117, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2011 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

I, **DAWN GRAY,** wife of the aforesaid **ROBERT C. GRAY,** do hereby join in this conveyance for the purpose of relinquishing any and all rights, title and interest, marital or otherwise, that I might have in said property as the wife of the aforesaid **ROBERT C. GRAY.**

WITNESS MY HAND, this the 18th day of February, 2011.

ROBERT C. GRAY

DAWN GRAY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public, Robert C. Gray and Dawn Gray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 18th day of February, 2011.

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

Jane Grazer
Printed Notary Name

My commission expires: 8/16/14