(1)

BILL GARRETT, Davidson County
Trans:T20110018930 DEEDWARR
Recvd: 03/31/11 16:08 2 pgs
Fees:13.00 Taxes:5180.00
20110331-0024893

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $ 1,400,000.00

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Affiant

Subscribed and sworn to before me, this 30 day of March, 2010.

Georgette R Kennedy
Notary Public
My commission expires: 05-06-13

02-1008-47063

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| W. Dyer Rodes, II<br>404 Ellendale Avenue<br>Nashville TN 37205 | New Owner | 116-11-0-021 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James Gray and wife, Katrin Gray, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to W. Dyer Rodes, II and wife, Martha H. Rodes, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being the southerly 170 feet of Lot No. 8 and the westerly 50 feet of Lot No. 13 of Block D on the map of Honeywood Subdivision, not of record and described according to a survey made by W.B. Southgate, Surveyor, dated July 1931, as follows:

Beginning on the easterly margin of Ellendale Avenue at a point 430 feet South of the southerly margin of Malone Avenue; thence with the easterly margin of Ellendale Avenue, southwardly 170 feet to the corner of Lots Nos. 7 and 8; thence with the line between said two Lots, eastwardly 225 feet to the common corner of Lots Nos. 7, 8, 13 and 14, continuing in the same direction and with the line between Lots Nos. 13 and 14, a distance of 50 feet, in all 275 feet; thence northwardly 200 feet to the dividing line between Lots Nos. 12 and 13; thence with said line, westwardly 50 feet to the common corner of Lots Nos. 8, 9, 12 and 13; thence with the line between Lots Nos. 8 and 13, southwardly 30 feet; thence westwardly 225 feet to the beginning.

Being the same property conveyed to James Gray, by deed from Paul A. Latour and wife, Dana L. Latour, dated August 17, 2007, recorded August 31, 2007, of record in Instrument No. 20070831-0104714, said Register's Office.

Katrin Gray, spouse of James Gray, joins in this conveyance in order to convey any marital interest she may have in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 404 Ellendale Avenue, Nashville, TN 37205

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this day of , 2010.

James Gray

Katrin Gray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James Gray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 28th day of SEPTEMBER, 2010.

Notary Public

PATSY M. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 10, 2012

My Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Katrin Gray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 28th day of SEPTEMBER, 2010.

Notary Public

My Commission expires
3/10/12

PATSY M. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 10, 2012