WARRANTY DEED

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2012.

Notary Public

MY COMMISSION EXPIRES: 11-5-2012

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/21/12 10:08 3 pgs
Fees:18.00 Taxes:120.25
20120521-0043631

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ronald R. McCrary		04112008900
(NAME)	(NAME)	
2667 Ewell Elliott Road	SAME	
(ADDRESS)	(ADDRESS)	
Springfield, TN 37172		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Gerry Ann Gray, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Ronald R. McCrary and Frances Gail McCrary, Husband and Wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A tract of land in the 11th, formerly 19th Civil District of Davidson County, Tennessee being a part of Lot No. 1 on the Plan of the Gleaves Land, of record in Book 42, Page 643, Register's Office for said County, and being known as Lot No. 5 on the Map of Locust Hill Subdivision, not of record, and described according to a copy of a survey made by S.E. Davis, Surveyor, January 10, 1946, as follows:
Beginning at a point in the south margin of Old Hickory Boulevard, Hall's Lane Section, 500 feet east of the easterly margin of Dickerson Pike, being the corner of Lots Nos. 4 and 5; thence with the line between said lots, southerly 364.6 feet; thence easterly 100 feet to the corner of Lots Nos. 5 and 6; thence with the line between said lots northerly 364.6 feet to the south margin of Old Hickory Boulevard; thence with the margin of the same, westerly 100 feet to the beginning.

Being the same property conveyed to Steve Gray, married by Deed from The Estate of Ruby E. Richey, dated 02/23/2004 and filed for record on 02/26/2004 in Instrument 200402260021936, Register's Office for Davidson County, Tennessee.

The said Steve Gray having since deceased on 10/12/2010 leaving his Wife, Gerry Ann Gray as sole surviving heir.

All matters as set forth per Book 42, Page 642, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage Easement of record in Book 6313, Page 895, said Register's Office.

Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or the above described legal description. The Company does not represent or insure the area, square footage, or

acreage of the land.

Right-of-Way for Old Hickory Boulevard, as much as therein may lie.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 929 Old Hickory Boulevard, Madison, TN 37115
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 15th day of May, 2012.

Gerry Ann Gray

Gerry Ann Gray

State of Tennessee
County of Wilson

Personally appeared before me Gerry Ann Gray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of May, 2012.

Tracey Trumphour

Notary Public Escrow Officer
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

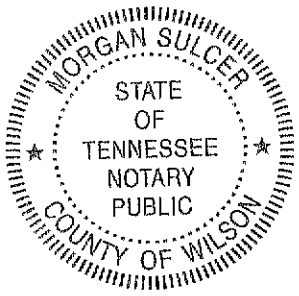
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: 9/2/2013