WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,000.00

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 10:16 3 pgs
Fees:18.00 Taxes:81.40
20120521-0043641

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		04112008800
(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, I, **Alice 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:

Land in Davidson County, Tennessee, being Lot No. 4 on the Map of a Re-Subdivision of part of Tract 1 of the Gleaves Land, in the 11th Civil District called Locust Hill Subdivision, not of record, and described as follows: Beginning at a point in the south margin of Old Hickory Boulevard, Hall's Lane Section at the corner of Lots 3 and 4, being 400 feet east of the easterly margin of Dickerson Pike; thence with the line between said lots, southerly 364.6 feet to a point; thence easterly 100 feet to a corner of Lot No. 5; thence with the line between Lots Nos. 4 and 5, northerly 364.6 feet to the south margin of Old Hickory Boulevard; thence with the margin of the same, westerly 100 feet to the point of beginning.

Being the same property conveyed to Cecil Gray and wife, Alice Gray by Deed from Shirlie Alfred Reeder and wife, Jo Ann Reeder, dated 03/03/1971 and filed for record on 03/05/1971 in Book 4484, Page 64, Register's Office for Davidson County, Tennessee.

The said Cecil Gray having since deceased on 12/7/2005 leaving Alice Gray as sole surviving heir.

The said Alice Gray is one in the same person as Zora Alice Gray.

Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 6313, Page 889, said Register's Office.

Right-of-Way for Old Hickory Blvd., 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 931 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 30th day of March, 2012.

Alice Gray by Gerry Ann Gray atty in fact

Alice Gray by Gerry Ann Gray atty in fact

STATE OF TENNESSEE
COUNTY OF WILSON

On this 15th day of May, 2012, before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Gerry Ann Gray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Alice Gray, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument No. 20120521-0043640, Register's Office of Davidson County, Tennessee.

Notary Public
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

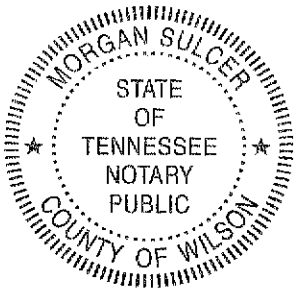
Stewart Title Company

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