BOX 10-B

BILL GARRETT, Davidson County
Trans: T20130016798 DEEDWARR
Recvd: 02/28/13 14:52 2 pgs
Fees: 13.00 Taxes: 116.55

20130228-0020228

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $31,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF FEBRUARY, 2013.

Notary Public

MY COMMISSION EXPIRES: MAY 5, 2015.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DANA R. BAGGETT, ET AL	SAME	044-09-0-011.00
(NAME) P. O. BOX 141	(NAME)	
(ADDRESS) KINGSTON SPRINGS, TN 37082	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, MARVIN W. GRAY, UNMARRIED, SURVIVING TENANT BY THE ENTIRETY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANA R. BAGGETT AND MONA E. BENNETT, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 216 on the map of Rayon City, Old Hickory, Tennessee, of record in Plat Book 843, page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property that conveyed a life estate to Chad E. Gray, a minor with remainder over to Marvin W. Gray and wife, Marietta Gray, his parents, by deed from Harold L. Dorris and wife, Amy Dorris, of record in Book 6211, page 153, dated January 7, 1984, said Register's Office. The said Chad E. Gray having since died on or about November 16, 1985, extinguishing the life estate and leaving Marvin W. Gray and wife, Marietta Gray as the surviving tenants. The said Marietta Gray having since died on or about February 16, 2009, leaving Marvin W. Gray as the surviving tenant by the entirety.

This conveyance is subject to any and all easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **118 RAYON DRIVE, OLD HICKORY, TN 37138**
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 **25th** day of **February, 2013.**

Marvin W. Gray

MARVIN W. GRAY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marvin W. Gray, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that hey executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this **25th** day of **February, 2013.**

My commission expires: May 5, 2015

Lee A. Cohen

Notary Public

