BILL GARRETT, Davidson County
Trans:T20130034184 DEEDWARR
Recvd: 04/25/13 14:50 3 pgs
Fees:18.00 Taxes:155.40
20130425-0041350

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path, Ste. C
Hendersonville, TN 37075
12-0968

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,000.00.

Affiant Marilyn L. Gray

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18 DAY OF April, 2013.

Notary Public

Commission Expiration: 4/20/15

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER:
William B. Gray
300 Duling Avenue
Madison, TN 37115

SEND TAX BILLS TO:
SunWest Mortgage Company
18303 Gridley Rd
Cerritos, CA 90703

MAP-PARCEL:
04309032000

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Patrick Miranda

HEREINAFTER REFERRED TO AS THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William B. Gray and wife, Marilyn L. Gray

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:

SEE EXHIBIT "A" ATTACHED HERETO

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 300 Duling Avenue, Madison, TN 37115.

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 18 day of April, 2013.

Patrick Miranda

Patrick Miranda

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Patrick Miranda**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 18 day of April, 2013.

Notary Public

Commission Expiration:

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

LEGAL DESCRIPTION
EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

BEING LOT NO. 2, OF BLOCK "L" ON THE MAP OF WOODLAWN ESTATES, AS OF RECORD IN BOOK 843, PAGE 82, REGISTER'S OFFICE FOR SAID COUNTY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF KATE STREET AND DULING AVENUE; THENCE WITH THE EASTERLY MARGIN OF KATE STREET SOUTHWARDLY 100 FEET TO THE CORNER OF LOTS NOS. 2 AND 3; THENCE WITH THE LINE BETWEEN SAID TWO LOTS EASTWARDLY 165 FEET; THENCE AT RIGHT ANGLES NORTHWARDLY 21 FEET TO THE SOUTHWEST CORNER OF LOT NO. 1, CONTINUING IN THE SAME DIRECTION AND WITH THE LINE BETWEEN LOTS NOS. 1 AND 2, 79 FEET, IN ALL 100 FEET TO THE SOUTHERLY MARGIN OF DULING AVENUE; THENCE WITH SAME WESTWARDLY 165 FEET TO THE BEGINNING. INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED TRACT OR PARCEL OF LAND. BEING PART OF LOT NO. 2 OF BLOCK "L" ON THE MAP OF WOODLAWN ESTATES, AS OF RECORD IN BOOK 843, PAGE 82, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 82.5 FEET EAST OF THE SOUTHEAST CORNER OF KATE STREET AND DULING AVENUE, WHICH POINT IS IN THE SOUTHERLY MARGIN OF DULING AVENUE; THENCE FROM SAID BEGINNING POINT SOUTHWARDLY 100 FEET TO A POINT IN THE COMMON LINE OF LOTS 2 AND 3; THENCE WITH THE LINE BETWEEN SAID TWO LOTS EASTWARDLY 82.5 FEET; THENCE AT RIGHT ANGLES NORTHWARDLY 21 FEET TO THE SOUTHWEST CORNER OF LOT 1, CONTINUING IN THE SAME DIRECTION AND WITH THE LINE BETWEEN LOTS 1 AND 2, 79 FEET IN ALL A TOTAL OF 100 FEET TO THE SOUTHERLY MARGIN OF DULING AVENUE; THENCE WITH THE SAME WESTWARDLY 82.5 FEET TO THE BEGINNING.

Being the same property conveyed to Jeremy Ray Perger from Lynette Starr Perger by deed dated 07/25/2007 filed for record on 07/31/2007 in Instrument No. 20070731-0090746, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Secretary of Housing and Urban Development from Arnold M. Weiss, as Substitute Trustee, by deed dated 06/12/2012 filed for record on 07/16/2012 in Instrument No. 20120716-0062053, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patrick Miranda from Secretary of Housing and Urban Development by deed dated 11/14/2012 filed for record on 11/16/2012 in Instrument No. 20121116-0105997 in the Register's Office for Davidson County, Tennessee.