WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26TH DAY OF APRIL, 2013

Notary Public

MY COMMISSION EXPIRES: March 1, 2017

(AFFIX SEAL)

R. L. MOORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

BOX 50-B

RETURN TO: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203

PREPARED BY:

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy S. Gray	Avenue Bank	
(NAME) 6301 Palomar Court	(NAME) 3823 Cleghorn Avenue	172-10B-52CO
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **MICHAEL B. LIVINGSTON, UNMARRIED AND JOHN LIVINGSTON, UNMARRIED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMY S. GRAY AND DAVID R. GRAY, WIFE AND HUSBAND,** 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:

Being Lot No. 52 on the Plan of Cluster Lot Development Christiansted valley, Phase II, of record in Instrument No. 20010111-0003575 and Instrument No. 20010209-0012854, Register's Office for Davidson County, Tennessee, to which reference is herby made for a more complete description.

Being the same property conveyed to Michael B. Livingston and John Livingston, Joint Tenants with Right of Survivorship, by Quitclaim Deed from Michael B. Livingston, unmarried, dated September 18, 2002 of record in Instrument No. 20021003-0120696, said Register's Office.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Instrument No. 20010209-0012854 and Instrument No. 20010111-00035754, said Register's Office; and (c) restrictive covenants of record in Instrument No. 19991221-030559, Instrument No. 20070206-0015266 and Instrument No. 20000728-0074575, said Register's Office; (d) Charter of record in Instrument No. 19991221-0305561, said Register's Office.

Further, the Grantors herein also join in this conveyance inorderto correct the Lot number on the said Quitclaim Deed recorded as Instrument 20021003-0120696, said Register's Office (the correct Lot number is Lot number 52).

unimproved ☐

This is improved ☒ property, known as 6301 Palomar Court, Nashville, TN 37211

(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.

BILL GARRETT, Davidson County
Trans: T20130035313 DEEDWARR
Recvd: 04/30/13 09:13 2 pgs
Fees: 13.00 Taxes: 1332.74

20130430-0042733

Witness our hands this 26th day of April, 2013.

Michael B. Livingston

John Livingston

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 Michael B. Livingston and John Livingston , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26 day of April, 2013.

Commission expires:

Notary Public

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017