BILL GARRETT, Davidson County
Trans:T20130053264 DEEDWARR
Recvd: 06/24/13 12:59 2 pgs
Fees:13.00 Taxes:1032.30

20130624-0064561

WARRANTY DEED

B-KW-13-2008

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,000.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF June, 2013

Notary Public

MY COMMISSION EXPIRES: 3/18/14
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC D. CHASE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey George	Primary Residential (NAME)	
2008 Franklin Avenue (ADDRESS)	4750 W Wiley Post Way (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Salt Lake City, UT 84116 (CITY) (STATE) (ZIP)	83-6-290.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JENNY LEE GRAY AND HUSBAND, JESSE DAVID GRAY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEFFREY GEORGE AND LEILA GEORGE, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING THE EASTERLY 50 FEET OF LOT NO. 6 ON THE PLAN OF H. B. BLUE'S SUBDIVISION OF SOUTH PART, LOT NO. 2 BROWNSVILLE ADDITIONS, AS SHOWN OF RECORD IN BOOK 161, PAGE 134, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID EASTERLY PART OF LOT NO. 6 FRONTS 50 FEET ON THE SOUTHERLY MARGIN OF FRANKLIN AVE., FORMERLY WATKINS STREET AND EXTENDS BACK BETWEEN PARALLEL LINES, WITH THE WESTERLY MARGIN OF AN ALLEY 174.4 FEET TO A DEAD LINE AT AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JENNY LEE GRAY AND HUSBAND, JESSE DAVID GRAY BY WARRANTY DEED FROM STEVE PERDUE, UNMARRIED AND BRANNON PENROD, UNMARRIED, RECORDED ON THE 27TH DAY OF FEBRUARY, 2008 IN INSTRUMENT NO. 20080227-0019125, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 161, PAGE(S) 134, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 2008 Franklin Avenue, Nashville, Tennessee 37206
(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 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 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/our hand(s) this 17th day of June, 2013.

Jenny Lee Gray by Alex Brandau, Attorney in Fact

Jenny Lee Gray by Alex Brandau,
Attorney in Fact

Jesse David Gray by Alex Brandau, Attorney in Fact

Jesse David Gray by Alex Brandau,
Attorney in Fact

STATE OF Tennessee

COUNTY OF Davidson

Before me personally appeared ALEX BRANDAU to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JENNY LEE GRAYand who acknowledged he/she/they executed the same as the free act and deed of the said JENNY LEE GRAY.

Witness my hand and official seal, this the 17th day of June, 2013.

Megan Paulus
Notary Public
My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson

Before me personally appeared ALEX BRANDAU to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JESSE DAVID GRAY and who acknowledged he/she/they executed the same as the free act and deed of the said JESSE DAVID GRAY.

Witness my hand and official seal, this the 17th day of June, 2013.

Megan Paulus
Notary Public
My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903