BILL GARRETT, Davidson County
Trans:T20130065402 DEEDWARR
Recvd: 07/31/13 11:43 2 pgs
Fees:13.00 Taxes:1257.63

20130731-0079743

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$339,900.00**. Affiant Subscribed and sworn to before me, this the 24th day of July, 2013. Notary Public My commission expires: 10/18/2016 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jenny Lee Gray **Jesse D Gray**	Franklin American Mortgage Company	**Map 072-06-0 Parcel 380-00**
1200 Kenmore Place	501 Corporate Centre Drive, Suite 400	
Nashville, TN 37216	Franklin, TN 37067	

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

Ken Hamilton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jesse D Gray and Jenny Lee Gray , HUSBAND AND WIFE

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. 1, on the Plan of Talley Subdivision , of record in Instrument No. 20050125-0008847, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ken Hamilton, by Deed dated October 12, 2012, from Craig Havighurst and wife, P. Taylor Holliday, of record in Instrument No. 20121017-0095014, Register's Office for Davidson County, Tennessee.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (x) Unimproved ( ) property, known as **1200 Kenmore Place, Nashville, TN 37216**

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 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/our hand(s) this 24th day of July, 2013.

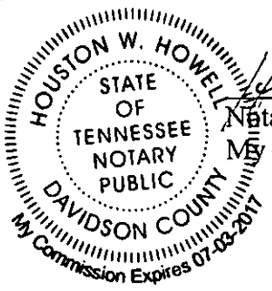
Ken Hamilton by Mike Wissel Attorney in fact

Ken Hamilton
By: Mike Wissel, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Mike Wissel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for Ken Hamilton, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Ken Hamilton for the purpose therein contained, by signing the name of Ken Hamilton by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of July, 2013.



Notary Public
My commission expires: _____