WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130066164 DEEDWARR
Recvd: 08/02/13 09:06 2 pgs
Fees:13.00 Taxes:153.55

20130802-0080673

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $41,500.00

M.V. Brooks Palmer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) TIPTIS M. LINCOLN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Albert D. Gray Jr.	Same as Owner	008-000-243.00
(NAME)	(NAME)	
6108 Beals Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Manuel Louis Sousa and wife, Pamela Burton Sousa**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Albert D. Gray Jr. and wife, Carolyn R. Reid-Gray**, hereinafter called the GRANTEE(S), their heirs and/or 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. 5 of the Final Plat of Roberts Estates, of record in Instrument Number 200805120048900 and as corrected by Surveyor's Certificate of Correction of record in Instrument Number 200806270066635, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Manuel Louis Sousa and Pamela Burton Sousa, husband and wife by Deed from David D. Roberts and wife, Corlen J. Roberts, Gary H. Roberts and wife, Carrie J. Roberts and James W. Roberts, a single person, dated 07/22/2008 and filed for record on 08/12/2008 in Instrument 200808120083062, Register's Office for Davidson County, Tennessee.

All matters as set forth per Instrument 200805120048900, Instrument 200806270066635, said Register's Office.

Restrictions of record in Instrument 200807210074608, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 0 Baxter Road, Joelton, TN 37080
(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/or 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/or 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 our hands this 30 day of July, 2013

Manuel Louis Sousa

Pamela Burton Sousa

State of Tennessee
County of Davidson

Personally appeared before me Manuel Louis Sousa and Pamela Burton Sousa, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of July, 2013.

Notary Public
My Commission Expires: 8/3/15

DANA LOGGINS
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122