BILL GARRETT, Davidson County
Trans:T20130075246 DEEDWARR
Recvd: 08/30/13 09:54 2 pgs
Fees:13.00 Taxes:407.00
20130830-0091670

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th day of August, 2013.

Notary Public

My Commission Expires: 6-21-16

STATE OF TENNESSEE NOTARY PUBLIC ANGELA B. CREEKMORE DAVIDSON COUNTY EXP. 06-21-2016

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Billy Gray 1300 Donelson Ave Old Hickory, TN 37138	Billy Gray 513 Myatt Dr. Madison, TN 37115	-04410001300

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, WE, **Doug Dean and Lisa Dean Nelson, Devisees of the Will of Verner W. Dean,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Billy 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:

Property known as 1300 Donelson Ave Old Hickory, TN 37138, County of Davidson

Being Lot No. 9 on the Plan of Section I, Rolling Green Subdivision, Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee, as shown on plan recorded August 21, 1948, in Book 1424, page 76, in the Register's Office for Davidson County, Tennessee; fronting 90 ft. on Donelson Avenue and containing 1.40 acres, more or less.

Less and except the following:

Beginning at an iron pin, being the Northwest Corner of Lot No. 9, Section I, Rolling Green Subdivision, Village of Old Hickory, as of record in Plat Book 1424, page 76, Register's Office for Davidson County, Tennessee and the Northeast Corner of Lot No. 6 of said subdivision; thence South 31 deg. 08 min. East 170.4 feet to an iron pin; thence South 0 deg. 45 min. West 246.4 feet to an iron pin; thence North 57 deg. 23 min. West 106.0 feet to an iron pin; thence North 0 deg. 45 min. East 335.0 feet to an iron pin being the point of beginning, containing 0.60 acre, more or less.

Being the same property conveyed to Verner W Dean and Elinor O. Dean by deed from H.A. Gentry, a widower dated 11/23/83 filed of record in Book 6193, Page 660, said Register's Office. The said Elinor O. Dean having since died leaving Verner W. Dean surviving tenant by the entirety. The said Verner W. Dean having since died leaving the property to Doug Dean and Lisa Dean Nelson per Last Will and Testament dated August 2, 2011 of record as Docket Number 13P1069, Davidson County, Tennessee.

Said property is not and has never been the principal residence of the Grantors.

Tax Map and Parcel ID is as follows 04410001300

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 1300 Donelson Ave, Old Hickory, TN 37138

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 unemcumbered, 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 27th day of August, 2013.

Doug Dean, Devisee of the Will of Verner W. Dean

Lisa Dean Nelson, Devisee of the Will of Verner W. Dean

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of August, 2013, before me personally appeared **Doug Dean and Lisa Dean Nelson**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 27th day of August, 2013.

ANGELA B CREEKMORE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY COMM. EXP. 06-21-2016

Notary Public
Commission Expiration: 6-21-16