This Instrument Prepared By:
HOWARD W. WILSON, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

From Information Furnished by the Parties

MAP/GROUP/PARCEL 109010A01800CO

BILL GARRETT, Davidson County
Trans:T20130075738 DEEDWARR
Recvd: 09/03/13 11:03 2 pgs
Fees:13.00 Taxes:878.75

20130903-0092320

NAME & ADDRESS OF NEW OWNER:
Laura Fillingim Thomas Fillingim
3708 Lakeridge Pass
Nashville, TN 37214

TAX BILLS TO:
Same

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, WE the undersigned, **MICHAEL D. GRAY AND RUTHANN R. GRAY** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **LAURA FILLINGIM AND THOMAS FILLINGIM, WIFE AND HUSBAND** "Grantee(s)", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

BEING all of Lot No. 67, on the Plan of Lakeridge, Phase I, as shown by plat appearing of record in Plat Book 7900, page 962, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Michael D. Gray joined by his wife Ruthann R. Gray, by Warranty Deed from Terry D. Atkinson and Jennifer D. Atkinson, dated November 5, 2004, appearing of record in Instrument Number 20041208-0146527, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book 7900, page 962, Register's Office for Davidson County, Tennessee.; Master Deed and By-Laws of record in Deed Book 9669, page 715, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 3708 Lakeridge Pass, Nashville, TN, 37214.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2013 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 23rd day of August, 2013.

Michael D. Gray

Michael D. Gray

Ruthann R. Gray

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Michael D. Gray and Ruthann R. Gray, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 23rd day of August, 2013.

PATRICIA L. HURTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Patricia L Hurtt
NOTARY PUBLIC

My Commission Expires: 6-18-17

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $237,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 23rd day of August, 2013.

PATRICIA L. HURTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Patricia L Hurtt
NOTARY PUBLIC

My Commission Expires: 6-18-17

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