BILL GARRETT, Davidson County
Trans:T20130099408 DEEDWARR
Recvd: 11/22/13 14:48 3 pgs
Fees:18.00 Taxes:355.20

20131122-0120600

THIS INSTRUMENT PREPARED BY: WILLIAM T. SMITH **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $96,000.00. Marion C. Gray Affiant Subscribed and sworn to before me, this 24th day of September, 2013. Notary Public My Commission Expires: 4-24-17

IVA J. BINKLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Todd J. Barkalow 142 Dodge Drive Nashville, TN 37210	SAME	119 03 0 069.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARION COURINNE GRAY (a.k.a. MARION C. GRAY)**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **TODD J. BARKALOW**, unmarried, hereinafter called

the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, being described as Tract 1 and Tract 2, as follows:
Tract 1:

Being Lot No. 75 on the map of Mertie Milwee Property, of record in Book 2331, page 117, Register's Office for said County.

Said Lot No. 75 fronts 102 feet on the easterly side of Dodge Drive and runs back between parallel lines 220 feet to a dead line.

Being the same property conveyed to Marion Courinne Gray and husband George T. Gray, Jr. by deed from Jerry Baxter Binkley and wife, Cecil Alline Binkley, recorded in Book 2884, page 397, Register's Office for Davidson County, Tennessee.

Tract 2:

Land in the 6th Civil District, Davidson County, Tennessee. Beginning at a concrete monument on boundary line and being northeast corner of Lot 75 Mertie Milwee Subdivision as of record in Book 2331, page 117; thence N 63° 46' E 173.12 feet to an iron pin; thence S 20° 21' 34" E 102.54 feet to an iron pin; thence S 63° 46' W 162.60 feet to an iron pin being southeast corner of Lot 75; thence N 26° 15' W 102.0 feet to the point of beginning, containing .39 acres.

Being the same property conveyed to George T. Gray, Jr. and wife, Marion C. Gray by deed from Andrew Ewing, Trustee recorded in Book 4169, page 688, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Metro property taxes.

2. All matters as shown on the Plan of record in Book 2331, page 117, Register's Office for Davidson County, Tennessee.

3. Restrictions recorded in Book 2499, page 289 and in Book 2538, page 99, Register's Office for Davidson County, Tennessee.

Together, Tracts 1 and 2 are known as: **142 Dodge Drive, Nashville, TN 37210.**

TO HAVE AND TO HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 24th day of September, 2013.

Marion Courinne Gray (a.k.a. Marion C. Gray)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARION COURINNE GRAY (a.k.a. MARION C. GRAY)**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of September, 2013.

(Seal)

Notary Public

IVA J. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

My Commission Expires: 4-24-17

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