Davidson County DEEDWARR Recvd: 12/04/13 13:43 3 pgs Fees:18.00 Taxes:629.00 **20131204-0123603**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00 Affiant Subscribed and sworn to before me, this 22nd DAY OF November, 2013. Notary Public MY COMMISSION EXPIRES: 3/17/14 (AFFIX SEAL)
WARRANTY DEED AA13-0762	PAMELA J. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
THIS INSTRUMENT WAS PREPARED BY Homeland Title, LLC 1896 General George Patton Drive Franklin, TN 37067	

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerald C. Andrady	Gerald C. Andrady	
762 Roycroft Place	(NAME) 762 Roycroft Place	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Nashville, TN 37203	105-10-215.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SAUNDRA A. LEWIS, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GERALD C. ANDRADY, A MARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 37 on the Plan of S. C. Caldwell's Roycroft Addition, of record in Plat Book 332, Page 37, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Saundra A. Lewis by Deed from Donald W. Comstock and wife, Margaret F. Comstock of record in Book 6599, Page 84, Register's Office for Davidson County, Tennessee, dated April 17, 1985 and recorded on July 5, 1985.

This conveyance is subject to A) Property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 332, page 37; Book 658, page 585, Register's Office for Davidson County, Tennessee.

Grantor has never occupied said property as her primary residence.

unimproved ( )

This is improved (X) property, known as 762 Roycroft Place, Nashville, Tennessee 37203

(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 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 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 22nd day of November, 2013.

Saundra A. Lewis

STATE OF Tennessee
COUNTY OF Davidson

On this the 22nd day of November, 2013, before me personally appeared Saundra A. Lewis, married to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd day of November, 2013.

Notary Public

My Commission Expires: 3/17/14

(SEAL)

PAMELA JO SMITHSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Pam Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Laura Perry, a notary public for this county and state, Pam Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10.11.15

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY