ADDRESS NEW OWNER:
Ian M. Gray
Rachel C. Short
206 Farris Avenue
Madison, TN 37115

SEND TAX BILL TO:
PrimeLending, Inc., a PlainsCapital Co
131 Maple Row Blvd., C300
Hendersonville, TN 37075

MAP & PARCEL NOS.:
04315006900

BILL GARRETT, Davidson County
Trans:T20140014775 DEEDWARR
Recvd: 03/04/14 14:58 2 pgs
Fees:13.00 Taxes:480.63
20140304-0018230

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Allen Warrick and Maria Warrick, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Ian M. Gray, a single man, and Rachel C. Short, a single woman, as joint tenants with rights of survivorship** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 38 and the north 1/2 of Lot No. 37 on the Map of Rock Hill Subdivision, Block "A", described according to a copy of a survey made by Ewell Anderson, Surveyor, dated August 1945, as follows:

Beginning at a point in the west margin of Farris Avenue, at the common corner of Lots 38 and 39; thence westerly with the line between said lots, 200 feet; thence along the rear line of Lot No. 38 and part of Lot No. 37, southerly 75 feet to a point, thence easterly through the center of Lot No. 37, 200 feet to the westerly margin of Farris Avenue; thence with said Avenue, north 75 feet to the beginning.

Being the same property conveyed to Allen Warrick and wife, Maria Warrick, from Bruce White, Executor, by Warranty Deed recorded on April 6, 2011, affirming consideration of $64,000.00, in Instrument No. 20110406-0026423, Register's Office for Davidson County, Tennessee.

This is property with a common address of **206 Farris Avenue, Madison, TN 37115.**

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) Any and all easements and resctictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 28th day of February, 2014.

X Allen Warrick

Allen Warrick

X Maria Warrick by Lou Moore attorney in fact

Maria Warrick by Lou Moore, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Allen Warrick,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **28th** day of **February 2014.**

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

On this 28th day of Feb, 2014, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Lou More, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of Maria Warrick, and is authorized by her/him to execute this instrument on her/his behalf by virtue of a Specific Durable Power of Attorney to Sell Real Property recorded in Instrument No. X in said Register's Office.

Witness my hand and official seal at office, this 28th day of Feb 2014.

X 20140304 0018229

Notary Public
My Commission Expires: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

My Commission Expires MAR. 7, 2017

File No. 1402-034

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $129,900.00.

X Lou Moore

Affiant

Subscribed and sworn before me this 28th day of February, 2014.

Notary Public
My Commission Expires: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

My Commission Expires MAR. 7, 2017