WARRANTY DEED

Return to:
Warranty Title Insurance Co
2400 Crestmoor Road
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20140015041 DEEDWARR
Recvd: 03/05/14 10:49 2 pgs
Fees:13.00 Taxes:610.50

20140305-0018457

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Ann K. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of March, 2014.

Christine Lund
Notary Public

CHRISTINE LUND NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN.

(AFFIX SEAL)

My Commission Expires [redacted] 9.18.17

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2400 Crestmoor Rd., Ste. 104
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ann K. Smith	New Owner	90-15-8
(NAME) 402 River Rouge Court	(NAME)	
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20140101

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Debra Lynn Sanderson, Administrator of The Estate of Jimmy L. Gray**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Ann K. Smith, married**, hereinafter called the GRANTEE, her heirs and assigns, a 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. 645 on the Map of Charlotte Park, Section X, as of record in Book 2900, page 78, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 645 fronts 39.3 feet on the Southerly side of River Rouge Court and extends back 154.0 feet on the Westerly line and 193.7 feet along a broken Easterly line to a line in the rear on which it measures 115.0 feet.

Being the same property conveyed to Jimmy L. Gray by Warranty Deed from Charles Ronnie Taylor, et al, for the Estate of George H. Hagewood, dated April 29, 2003, of record in Instrument 20030509-0062484, Register's Office for Davidson County, Tennessee. The said Jimmy L. Gray died testate, on December 9, 2011, and under the terms of his Will, which will appears in the Probate Records of Davidson County, Tennessee, File 12P-132, he directed his Executor to sell subject premises. Pursuant to Order filed March 2, 2012 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, Docket No. 12P-132, Debra Lynn Sanderson was appointed as Administrator. Order approving sale, was filed January 24, 2014, by the Seventh Circuit Court for Davidson County, Tennessee Probate Division.

unimproved ☐

This is improved ☒ property, known as 402 River Rouge Court, Nashville, TN 37209

(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, her heirs and assigns forever; and I do 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 3rd day of March, 2014.

The Estate of Jimmy L. Gray

By: Debra Lynn Sanderson administrator
Debra Lynn Sanderson, Administrator

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Debra Lynn Sanderson, Administrator of The Estate of Jimmy L. Gray, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Debra Lynn Sanderson, Administrator of The Estate of Jimmy L. Gray executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of March, 2014.

CHRISTINE L. LIND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

Christine Lind
Notary Public

My Commission Expires [redacted] 9.18.17