WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140022139 DEEDWARR
Recvd: 04/02/14 12:21 2 pgs
Fees:13.00 Taxes:632.70
20140402-0027339

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES: 6/15/14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gloria Gray	New Owner	
(NAME)	(NAME)	
541 Holt Valley Rd.		128-11-27
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KIMBERLY DAWN CONREY, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GLORIA GRAY**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

+M. *single (CS)

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Holt Meadows, of record in Book 4300, page 174, said Register's Office, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Kimberly Dawn Reff by Warranty Deed from Cynthia J. Cyrus of record in Instrument No. 20040820-0100943, said Register's Office. Kimberly Dawn Reff n/k/a Kimberly Dawn Conrey was married and has since divorced pursuant to Final Decree of Divorce under Docket No. 12D239, in the Fourth Circuit Court for Davidson County, Tennessee.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Book 4300, page 174, said Register's Office; and (c) restrictive covenants of record in Book 4767, page 930, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 541 Holt Valley Rd., Nashville, TN 37221

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 28 day of March, 2014.

Kimberly Dawn Conrey

By Neil McDonald

Kimberly Dawn Conrey , By: Neil McDonald, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Davidson

On this 28 day of March, 2014, before me personally appeared Neil McDonald, to me known to be the person who executed the foregoing instrument on behalf of Kimberly Dawn Conrey and acknowledged that he executed the same as the free act and deed of Kimberly Dawn Conrey. POA of record @ Inst. # 20140402000273 38, Register's office of Davidson Co, TN.

Witness my hand and official seal at Nashville, Tennessee this 28 day of March, 2014.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122