8303
box13

BILL GARRETT, Davidson County
Trans:T20140036631 DEEDWARR
Recvd: 05/27/14 10:18 2 pgs
Fees:13.00 Taxes:427.35
20140527-0045167

This Instrument Prepared by:
Thomas Kelly Derryberry
PO Box 3112, Brentwood, TN 37024
615-807-2351 File No. 1405001

After Recording please return to:
Advantage Title and Escrow, Inc.
3325 Aspen Grove Drive, Suite 202
Franklin, TN 37067
File No. 8303

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is **$115,500.00**

Affiant

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

Subscribed and sworn to before me, this
05/23/2014

Notary Public
My commission expires:_____

Name and Address of New Owner:	**Send Tax Bills To:**	**Tax Information:**
Andrew M. Smith & Lauren Vantrease Smith 251 Tanksley Avenue Nashville, TN 37211-2426	NEW OWNER	11914004800

WARRANTY DEED

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **James E. Gray and Denise M. Gray, husband and wife** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Andrew M. Smith and Lauren Vantrease Smith, husband and wife,** hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in **Davidson County, Tennessee,** described as follows; to-wit:

LAND in Davidson County, Tennessee, BEING Lot No. 23 of Block "D" of Woodbine Court Subdivision Part 2, not of record described as follows:

Beginning at a point in the southerly margin of Tanksley Avenue, at the corner of Lots Nos. 23 and 24; thence with the line between said lots, southerly 156.5 feet; thence easterly 75 feet to the corner of Lots Nos. 22 and 23; thence with the line between said lots, northerly 156.5 feet to the southerly margin of Tanksley Avenue; thence with the margin of said Avenue, westerly 75 feet to THE POINT OF BEGINNING.

BEING the same property conveyed to James E. Gray wife Denise M. Gray, by Warranty Deed from Shani T. Boston, unmarried of record in Instrument Number 20060724-0088791, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions, all other matters of record applicable to this property and all items set out on any applicable plat of record. Taxes for 2015 and subsequent years have been prorated and assumed by the Grantee(s) herein.

This property is improved property known as **251 Tanksley Avenue, Nashville, Tennessee 37211-2426**

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors 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.

In witness, whereof, James E. Gray and Denise M. Gray, sign this Warranty Deed on this the 23rd day of May, 2014

James E. Gray

Denise M. Gray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James E. Gray** and **Denise M. Gray**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 23rd day of May, 2014

TAMILYN DERRYBERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tamilyn Derryberry
Notary Public

My Commission Expires:
April 28, 2017