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NEW OWNER:

William L. Gray
Lynn Gray
900 20th Avenue South
Unit 1305, The Adelicia
Nashville, TN 37212

SEND TAX BILLS TO:

Avenue Bank
3825 Cleghorn Avenue
Nashville, TN 37214

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 14-0461

Map 092 Group 16-0-E Parcel 135.00CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140054334 DEEDWARR
Recvd: 07/28/14 12:09 2 pgs
Fees:13.00 Taxes:1720.50
20140728-0066772

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Sixty-Five Thousand and 00/100 Dollars ($465,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DOUGLAS CLAY COOK, unmarried** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **WILLIAM L. GRAY, JR. AND LYNN GRAY, husband and wife** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 1305, together with the appurtenant interest in the common elements of The Adelicia, a condominium, a horizontal property regime established by Master Deed, of record in Instrument No. 20060222-0020964, amended and restated in Instrument No. 20071212-0143307, amended in Instrument No. 20090818-0077786, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan as Exhibit "B" to the aforementioned Master Deed.

BEING the same property conveyed to Douglas Clay Cook, single, by Warranty Deed from Betty Lane Urbina, unmarried, dated June 20, 2012, and of record as Instrument No. 20120621-0054323, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 900 20th Avenue South, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 24 day of **June, 2014**.

Douglas Clay Cook
DOUGLAS CLAY COOK

By: Jessica Brooks, AIF
Jessica Brooks, Attorney-in-fact
Pursuant to Power of Attorney of Record
RODCT, Instrument No. 20140728-0066771

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JESSICA BROOKS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for DOUGLAS CLAY COOK, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office 24th day of **June, 2014**.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER II STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 465,000.00 .

Codasta Thomas
AFFIANT

Sworn to and subscribed to before me 24th day of **June, 2014**.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER II STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY