Davidson County	DEEDWARR
Recvd: 08/11/14 14:16	2 pgs
Fees:13.00 Taxes:917.60	
20140811-0072300	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $248,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of July, 2014

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES SEPTEMBER 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Bobby W. Gray, Jr.	Gardner Financial Services, LTD dba Legacy Mutual Mortgage	126-16-0A 228.00CO
(NAME)	(NAME)	
7041 Bridgeport Drive	3503 Paesanos Parkway	
(ADDRESS)	(ADDRESS)	
Nashville TN 37221	San Antonio, TX 78231	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Forty-Eight Thousand And No/100 Dollars ($248,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Bryan Stone and Wendy Stone, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Bobby W. Gray, Jr.**, 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: (2)

* a married man

Land in Davidson County, Tennessee, being Lot Number 419 on the Plan of Final Plat Riverwalk, Phase 2A, Section 1 of record in Instrument No. 20031014-0151989, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
Being the same property conveyed to Bryan Stone and wife, Wendy Stone by Warranty Deed from Corinthian Custom Homes, Inc. dated October 21, 2004 of record in Instrument No. 20041025-0128171, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 7041 Bridgeport Drive, Nashville, TN 37221

File Number: GRN-140228

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, has 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 our hands this 25th day of July, 2014.

Bryan Stone

Wendy Stone

STATE OF TN

COUNTY OF DAVIDSON

I, the undersigned, a Notary Public for the ~~of and~~ State of TN, do hereby certify that Bryan Stone husband, Wendy Stone and wife personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, ~~this~~ the 25th of July, 2014.

Notary Public

My Commission Expires: 8/29/2014

(SEAL)

SUSAN L. MCMINICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee / County of Wilson SS:

Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017