RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

BILL GARRETT, Davidson County
Trans:T20140068148 DEEDWARR
Recvd: 09/12/14 10:53 2 pgs
Fees:13.00 Taxes:832.50
20140912-0083726

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $225,000.00

Affiant

Subscribed and sworn to before me as of the 10 day of September, 2014.

Notary Public

My Commission Expires: 12-21-14

TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE JENNY WINNERHOFF RUTHERFORD

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL
Dustin J. Gray 1615 Boscobel Street Nashville, TN 37206	Gladcounty Trust Co. 316 Robert Rose Dr. Murfreesboro, TN 37129	083-14-0-248.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Sandra R. Thomas, an Unmarried woman**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Dustin J. Gray, an unmarried man** his heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 337, in the Edgefield Land Company's Second Subdivision of Lands in the Eighteenth Civil District of said County, of record in Plat Book 57, Page 152, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sandra R. Thomas by deed from Sandra R. Lyle of record in Instrument No. 20030731-0108854, dated July 21, 2003 and recorded on July 31, 2003 and Instrument No. 20090709-0064190 Register's Office for Davidson County, Tennessee, dated July 2, 2009 and recorded on July 9, 2009.

Being improved property known as 1615 Boscobel Street Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," his heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Taxes for the year 2014 a lien, not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 57, Page 152, Register's Office for Davidson County, Tennessee.

3. Name Affidavit of record in Instrument Number 20090709-0064191, in the Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds herself, her heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, his heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused her name to be affixed hereto as of the 10th day of September, 2014.

Sandra R. Thomas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Sandra R. Thomas with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 10th day of September, 2014.

Notary Public

My Commission Exp. 3/7/2017

