THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

BILL GARRETT, Davidson County
Trans:T20140070032 DEEDWARR
Recvd: 09/18/14 14:27 2 pgs
Fees:13.00 Taxes:299.70
20140918-0085858

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map- Parcel No.
ELAINE BLACK 1958 Old Greenbrier Pike Greenbrier, TN 37073	Same	011-00-0-045.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BILLY GRAY and RANDALL MAGGART** have this day bargained and sold, and do hereby transfer and convey unto the said **ELAINE BLACK, a married woman,** her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 10th, formerly 20th Civil District of Davidson County, Tennessee, being a part of a tract known as the H. S. Freeman Land as shown on the Plan of record in Book 332, page 58, said Register's Office, and being known as Tract 4 on the Plan of the Subdivision of said tract of the Freeman Heirs and described according to a survey made by John Kohl, Surveyor, dated August 30, 1977, as follows:

Beginning at a point in the center line of Freeman Hollow Road as established by deed to Davidson County of record in Book 2445, page 438, said Register's Office at the common corners of Tract 3 and 4; thence with the line between said Tracts 3 and 4, North 22° 45' West, 958 feet to a point; thence North 80° 30' West, 275 feet to a point; thence with the line between Tracts 4 and 5 South 23° 45' East, 1,061 feet to the center line of Freeman Hollow Road; thence with the center line of Freeman Hollow Road; thence with the center line of said road North 78° 30' East, 225 feet to the point of beginning, containing 5.1 acres, more or less.

Being the same property conveyed to BILLY GRAY AND RANDALL MAGGART, BOTH UNMARRIED, by deed from FAYE C. CASTELOW AND SHANDRY CASTELOW, BOTH UNMARRIED, of record as Instrument No. 20140529-0045959, dated May 23, 2014, said Register's Office.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $81,000.00.
Subscribed and sworn to before me,
this 16th of September, 2014.
My Commission Expires: 3/8/16

Affiant

Notary Public

JUDY CALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This is improved property located at 3347 Freeman Hollow Road, Goodlettsville, Davidson County, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 16th day of September, 2014.

BILLY GRAY

RANDALL MAGGART

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Judy Callis, a Notary Public in and for said County and State, **BILLY GRAY and RANDALL MAGGART,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 16th day of September, 2014.

JUDY CALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 3/8/16