WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140079181 DEEDWARR
Recvd: 10/21/14 12:49 2 pgs
Fees:13.00 Taxes:1757.50
20141021-0096968

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/10/16
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jason Gray and Kari Gray	F+M Bank	
(NAME)	(NAME)	
841 Otter Creek Road	50 Franklin Street	146-14-15
(ADDRESS)	(ADDRESS)	
Nashville 37220	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Seventy-Five Thousand And No/100 Dollars ($475,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **John M. Anderson and Jennifer Anderson, Husband and Wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Jason Gray and wife, Kari Gray 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:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows:
Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Forest Acres Subdivision Section 6, of record in Plat Book 3842, Page 11, 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 premises conveyed unto John M. Anderson, an unmarried man by Warranty Deed from Will E. Coltharp, Jr., an unmarried man dated October 13, 2010 and recorded October 28, 2010 in Instrument No. 20101028-0086254, in said 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 841 Otter Creek Road, Nashville, TN 37220

File Number: GRN-141684

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 17th day of October, 2014.

John M. Anderson

Jennifer Anderson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.John M. Anderson and Jennifer Andersonthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of October, 2014.

Notary Public

My Commission Expires:

(SEAL)

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

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