WARRANTY DEED

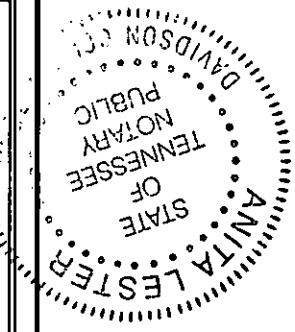
The actual consideration or value for this transfer is $ 125,000.00

AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 25th day of November, 2014.

NOTARY PUBLIC
My Commission Expires: 11-3-15



BILL GARRETT, Davidson County
Trans:T20140089659 DEEDWARR
Recvd: 12/01/14 10:30 2 pgs
Fees:13.00 Taxes:462.50
20141201-0109764

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd, Old Hickory, TN 37138, 615-847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
BILLY R. GRAY 115 Hollywood Street Goodlettsville, TN 37072	NEW OWNER	053- 02- 0 / 068.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by BILLY R. GRAY, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **BARBARA DAVIS, Individually and as Executrix for The Estate of BETTY G. WILSON**, the GRANTOR herein, has bargained and sold, and by these presents does transfer and convey unto:

BILLY R. GRAY, unmarried the GRANTEE, his heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 31 on the Plan of Fairway View Subdivision, as of record in Book 2900, page 41, Register's Office for Davidson County, Tennessee.

Said Lot No. 31 fronts 100 feet on the Easterly side of Newport Drive and extends back 230.3 feet on the Northerly line and 230.8 feet on the Southerly line to a dead line in the rear on which it measures 24.8 feet.

BEING all the same property conveyed to Betty G. Wilson, by Warranty deed from Jessie Earlene Nixon, dated October 28th 1998 and of record in **Book 11189, page 257**, Register's Office for Davidson County, Tennessee. The said Betty G. Wilson, died Testate, in Davidson County on August 19, 2014, Probate Case **#14P-1453**, devising the aforesaid property to Barbara Davis, under Article Second of her Last Will.

The above description is the same as in the previous deed of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever. Individually and on behalf of the Estate, I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. I do further covenant and bind the Estate and its representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the Davidson County Register's Office, or otherwise as may affect the premises including the following:

2014 Property taxes are to be prorated and paid at closing.
Any and all Restrictions of record in Register's Office for Davidson County, TN.

This is improved property known as: **109 Newport Drive, Old Hickory, TN. 37138.**

Witness my hand this 24th day of November, 2014.

The Estate of BETTY G. WILSON

BY: Barbara Davis
BARBARA DAVIS, Executrix

Barbara Davis
BARBARA DAVIS, Individually

****

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named BARBARA DAVIS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that She is the Executrix for The Estate of BETTY G. WILSON and that she, as such Executrix, acknowledged, and executed the within instrument, for the purposes therein contained on behalf of The Estate of BETTY G. WILSON.

Witness my hand and official seal at Old Hickory Tennessee this 24th day of November, 2014.

NOTARY PUBLIC

My Commission Expires: 3-8-2016

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Leroy J. Ellis IV the undersigned, a notary public in the State of Tennessee, personally appeared BARBARA DAVIS , with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that She executed the foregoing instrument for the purposes therein contained, and expressed and acknowledged that She executed the same as her free act and deed.

Witness my hand and official seal at Old Hickory, Tennessee this 24th day of November, 2014.

NOTARY PUBLIC

My Commission Expires: 3-8-2016

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.