STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF December, 2014.

Notary Public
MY COMMISSION EXPIRES: 8-25-16
File No. G14-0541D

BILL GARRETT, Davidson County
Trans:T20140093961 DEEDWARR
Recvd: 12/16/14 10:52 2 pgs
Fees:13.00 Taxes:473.60
20141216-0114858

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Alicia Viravouth, a single woman (NAME)	F & M Bank (NAME)	18-7-160
402 Carlton Place (STREET ADDRESS)	100 Bluegrass Commons Ste. 100 (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Donald D. Gray, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alicia Viravouth, a single woman**, 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:

Land in Davidson County, Tennessee, being Lot No. 10 on the plan of PHASE TWO, SECTION FOUR, OF CHARLESTON SQUARE SUBDIVISION, as shown by plat of record in Plat Book 6900, Page 725, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to James A. Gray and wife, Elizabeth J. Gray and Donald D. Gray, as joint tenants with the right of survivorship from Gene E. Tidwell and wife, Bobbie J. Tidwell, for the consideration amount of $80,300.00, by Deed dated January 29, 1990, in Book 8037, Page 110, in the Register's Office for Davidson County, Tennessee. The said Elizabeth H. Gray having since died May 9, 1997, leaving the subject property vested in James A. Gray and Donald D. Gray as the surviving tenants by the entirety. The said James A. Gray having since died October 8, 2014 leaving the subject property vested in Donald D. Gray as the surviving joint tenant ~~by the entirety~~. DDG
This is not the marital homestead of the grantor.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 4932, page 13, Book 5036, page 898, Book 5398, page 674, Book 5439, page 204, Book 6545, page 254, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6900, page 725, Register's Office for Davidson County, Tennessee.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 402 Carlton Place, Goodlettsville, TN 37072.

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, have 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. 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 my/our hand(s) this 12th day of December, 2014.

Donald D. Gray

Donald D. Gray

December 12, 2014
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Donald D. Gray, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of December, 2014.

My Commission Expires: 8-23-16

BRIAN L. SMITH
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066