BILL GARRETT, Davidson County
Trans:T20140096600 DEEDWARR
Recvd: 12/26/14 15:42 2 pgs
Fees:13.00 Taxes:819.55
20141226-0118093

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 221,500.00

Affiant

Subscribed and sworn to before me, this 23rd day of December, 2014.

Notary Public

My commission expires: 10/18/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
RACHEL HIRES	**CMG MORTGAGE INC**	**06102002100**
4509 GRAYCROFT AVE	**3160 CROW CANYON RODA, STE 400**	
NASHVILLE, TN 37216	**SAN RAMON, CA 94583**	

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 HEREBY ACKNOWLEDGE, WE,

LAUREN E. WILLIAMS, A SINGLE WOMAN AND JERRY B. WILLIAMS, A MARRIED MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rachel E. Hires and Matthew Hires, Husband and Wife

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. 240 of Gra-Mar Acres, Section 7, of record in Book 2331, Page 80, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Lot No. 240 fronts 100 feet on the westerly side of Graycroft Avenue and extends back between lines 171.1 feet on the northerly line and 121.4 feet on the southerly line to a broken line in the rear on which it measures 134.9 feet.

BEING THE SAME PROPERTY CONVEYED TO LAUREN E. WILLIAMS, A SINGLE WOMAN AND JERRY B. WILLIAMS, A MARRIED MAN, BY WARRANTY DEED FROM SANDRA CASTEEL MECKE, MARRIED, DATED 11/122013 AND RECORDED ON 01/06/2014 IN INSTRUMENT NUMBER 20140106-0001068, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SUBJECT PROPERTY WAS NEVER THE SOLE PRINCIPAL RESIDENCE OF SAID GRANTOR, HIS SPOUSE, HEIRS, NOR ASSIGNS.

ALSO Being the same property conveyed to William Edmond Casteel, Jr. and wife, Catherine Casteel by Warranty Deed from Gaines & Gregory Construction Company, Inc., a Corporation organized and existing under the laws of the State of Tennessee, dated April 6, 1956, recorded April 10, 1956 in Book 2499, Page 433, Register's Office for Davidson County, Tennessee. William Edmond Casteel having since died September 2, 1994. Catherine Casteel having since died April 3, 2013, leaving Sandra Casteel Mecke as her sole heir. See Affidavits of Heirship recorded in Instrument Number 20140106-0001066 and Instrument Number 20140106-0001067, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 4509 GRAYCROFT AVE, NASHVILLE, TN 37216.

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 in 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 my/our hand(s) this 23rd day of December, 2014.

Lauren E. Williams
LAUREN E. WILLIAMS

Jerry B. Williams by Lauren E Williams as attorney in fact
JERRY B. WILLIAMS, BY LAUREN E. WILLIAMS AS ATTORNEY-IN-FACT
Power of Attorney recorded in Instrument No! 20141208-0112362

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, LAUREN E. WILLIAMS, the within named Grantor(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, at office, this 23rd day of December, 2014.

Elizabeth Maison
Notary Public

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My Commission Expires: 2-11-16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **LAUREN E. WILLIAMS,** to me known to be the person who executed the foregoing instrument in behalf of JERRY B. WILLIAMS as **his** Attorney in Fact, and acknowledged that **he** executed the same for the purposes therein contained as the free act and deed of the said JERRY B. WILLIAMS.

Witness my hand, at office, this 23rd day of December, 2014.

Elizabeth Maison
Notary Public

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My Commission Expires: 2-11-16