Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $40,000.00

Affiant

Subscribed and sworn to before me, this 25th day of February, 2015

Notary Public
My commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
The 61 Maury Street Trust Po Box 160772 Nashville, TN 37216	New Owner	093160138.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lucinda Gaither,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **The 61 Maury Street Trust,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots No. 168 and 169 in Maury and Claiborne's Addition to South Nashville, a plan of which is of record in Book 21, Pages 84 and 85 of the Register's Office for Davidson County, Tennessee.

Said lots No. 168 and 169 front 35 feet each on the east side of Maury Street and run back, between parallel lines, 165 feet to an alley, Lot No. 169 running back with the Northern margin of Cannon Street, and refers to deed in Book 417, Page 343, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lucinda Gaither by Quitclaim Deed from Charles W. Ewing, Sr., and Lucinda Gaither, recorded on January 19, 1993 in Book 8843, Page 603, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles W. Ewing, Sr., and Lucinda Gaither, to create a tenancy in common, by Quitclaim Deed from Charles W. Ewing, Sr., recorded on January 5, 1993, in Book 8833, Page 111, Register's Office for Davidson County, Tennessee.

This property is improved property known as 61 Maury St, Nashville, TN, 37120

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20150017374 DEEDWARR
Recvd: 03/10/15 14:17 2 pgs
Fees:13.00 Taxes:148.00
20150310-0020507

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 hand this the 25th day of February, 2015.

Lucinda Gaither

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lucinda Gaither** the bargainor(s), 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 Franklin, Tennessee, this the 25th day of February, 2015

Notary Public

My Commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

FILE NO: 2015013431