BILL GARRETT, Davidson County
Trans:T20150038798 DEEDWARR
Recvd: 05/19/15 10:58 2 pgs
Fees:13.00 Taxes:451.40
20150519-0046016

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $122,000.00

Affiant

Subscribed and sworn to before me, this 11th day of May, 2015

Notary Public

My commission expires: 5/23/16

(Notary Stamp)

Rutherford County Tennessee State of Notary Public Rebecca A. Dohoda

THIS INSTRUMENT PREPARED BY
Solomon Parks Title & Escrow, LLC
Keith H. Solomon, Attorney
1535 West Northfield Blvd., Ste. 2
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Billy R. Gray	Same	**07514001800**
8204 Gordon Lane	513 Myatt Dr.	
Hermitage, TN 37076	Madison, TN 37115	

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,

Charles L. Thomas Jr., unmarried, and Randall B. Thomas, unmarried

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

Billy R. 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:

Land in Davidson County, Tennessee, being Lot No. 144 on the Plan of Hermitage Estates of record in Plat Book 3300, Page 70 and 71, in the 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 property conveyed to Charles L. Thomas, Jr. and Randall B. Thomas, unmarried person by quitclaim deed from Charles L. Thomas, Jr. and Randall B. Thomas, Co-Executors for the Estate of Charles Larry Thomas of record in Instrument No. 20130206-0012354 Register's Office for Davidson County, Tennessee, dated 01/30/2013 and recorded on 02/06/2013.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Subject to all matters shown on the Plan of record in Plat Book 3300, Page 70 and 71, Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 8204 Gordon Lane, Hermitage, TN 37076.

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 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. 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 11th day of May, 2015.

Charles L. Thomas Jr.

Randall B. Thomas

STATE OF Tennessee

COUNTY OF Davidson

I, Jessica F Sparnell, a Notary Public of the County and State first above written, do hereby certify that Charles L. Thomas Jr. and Randall B. Thomas personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 11th day of May, 2015.

Notary Public

My Commission Expires: 7-24-17

(SEAL)

JESSICA F. SPARNELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-24-2017

File #: **2151789**
RECORD & RETURN TO:
SOLOMON PARKS TITLE & ESCROW, LLC
1535 WEST NORTHFIELD BLVD. SUITE 2
MURFREESBORO, TN 37129