BILL GARRETT, Davidson County
Trans:T20150074082 DEEDWARR
Recvd: 09/01/15 08:00 2 pgs
Fees:13.00 Taxes:268.25
20150901-0088376

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$72,500.00** (Seventy Two Thousand Five Hundred).

AFFIANT

Subscribed to and sworn before me this 28th day of August, 2015.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires OCT. 18, 2016

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Randy W. LeMay 908 Delray Drive Nashville, TN 37209	Fifth Third Mortgage Company 5001 Kingsley Drive MD: 1MOCBQ Cincinnati, OH 45227	09110038000

WARRANTY DEED

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 ACKNOWLEDGED, I/WE, **JOHN W. LEMAY, JR. AND WIFE, CAROLYN M. LEMAY,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **RANDY W. LEMAY, AN UNMARRIED MAN,** 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 TO WIT:

Being Lot No. 95, Section Two, Morrow Meadows as of record in Book 2331, Page 16, Register's Office for Davidson County, Tennessee.

Said Lot No. 95 fronts 48 feet on the easterly side of Delray Drive and runs back 172.3 feet on the southerly line and 176 feet on the northerly line, to a broken line, measuring 52.6 feet thereon.

Being the same property conveyed to John W. LeMay, Jr. and wife, Carolyn M. LeMay by deed from Andres J. England, Jr., Executor of the Estate of Martha E. England, deceased, of record in Instrument #20110218-0013874, Register's Office for Davidson County, Tennessee.

Also being known as 908 Delray Drive, Nashville, Tennessee 37209.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **908 DELRAY DRIVE** **NASHVILLE, TN 37209**

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, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

LTSR Number: GTE File: 2015073952

WITNESS, this 28th day of August, 2015

John W. LeMay, Jr.

Carolyn M LeMay

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 28th day of August, 2015, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **John W. LeMay, Jr. and Carolyn M. LeMay** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 28th day of August, 2015.

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

Notary Public

Commission Expires: _____

LTSR Number:

GTE File: 2015073952