This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Nashville, Tennessee 37215

From Information Furnished by the Parties

MAP & PARCEL NO: 09213031000

BILL GARRETT, Davidson County
Trans:T20150084159 DEEDWARR
Recvd: 10/02/15 13:41 2 pgs
Fees:13.00 Taxes:740.00
20151002-0100597

NAME & ADDRESS OF NEW OWNER:
Kathryn M. Gray and Bradley A. Lynfoot
311 37th Avenue North
Nashville, TN 37209

SEND TAX BILLS TO:
Same

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we the undersigned, **CHARLES DAVID IRISH AND KIM IRISH, HUSBAND AND WIFE**, "Grantors" have this day bargained and sold and do hereby transfer and convey unto **KATHRYN M. GRAY AND BRADLEY A. LYNFOOT, A MARRIED COUPLE**, "Grantees", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 82, on Shield's New West Nashville Plan, as shown by plat appearing of record in Book 57, page 77, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Charles David Irish and Kim Irish, husband and wife, by Warranty Deed from Kathryn M. Gray, unmarried, dated April 18, 2007, appearing of record in Instrument No. 20070420-0047526, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

To any and all matters shown on the Plan of record in Book 57, page 77, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 311 37th Avenue North, Nashville, TN 37209.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantees, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2015 real property taxes which have been prorated between the parties and are assumed by the Grantees.

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantors to the Grantees with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 30th day of September, 2015.

Charles David Irish by Christina P. Terrell Attorney-in-fact
Charles David Irish, by and through his lawful attorney-in-fact, Christina P. Terrell

Kim Irish by Christina P. Terrell Attorney-in-fact
Kim Irish, by and through her lawful attorney-in-fact, Christina P. Terrell

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, **Christina P. Terrell**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained as the free act and deed of the said **Charles David Irish**, and for the purposes therein contained by virtue of Power-of-Attorney duly executed by the said **Charles David Irish**, and appearing of record in Instrument No. 20151002-0100595, of the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL this 30th day of September, 2015.

Audra D. Cross STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

NOTARY PUBLIC
My Commission Expires: My Commission Expires: 05-23-2016

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, **Christina P. Terrell**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained as the free act and deed of the said **Kim Irish**, and for the purposes therein contained by virtue of Power-of-Attorney duly executed by the said **Kim Irish**, and appearing of record in Instrument No. 20151002-0100596, of the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL this 30th day of September, 2015.

Audra D. Cross STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

NOTARY PUBLIC
My Commission Expires: My Commission Expires: 05-23-2016

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$200,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kathryn Murray
AFFIANT

Sworn to and subscribed before me this 30th day of September, 2015.

Audra D. Cross STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

NOTARY PUBLIC

My Commission Expires: _____ My Commission Expires: 05-23-2016