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 $150,000.00

Affiant

Subscribed and sworn to before me, this 18th day of September, 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
John P. Gradone, Jr. 3309 Dumas Drive Nashville, TN 37211	New Owner	133-03-0-127.00

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, **Jaimee Gray-Simon, f/k/a Jaimee Gray,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **John P. Gradone, Jr., and Stephanie Dyan Gradone, husband and wife,** 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 Lot(s) 166, as shown on the map entitled Glencoe Acres, Section II, of record in Plat Book 1835, Pages 136, 137 and 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JAIMEE GRAY, by deed from TERRY W. FARRIS AND CHRISTY FARRIS MARR AND RUSTY FARRIS AND KIMBERLY FARRIS AND STEVEN FARRIS, THE HEIRS AT LAW OF DELORIS N. FARRIS, of record in Instrument No. 20040902-0106539, dated August 30, 2004, said Register's Office.

This property is improved property known as **3309 Dumas Drive, Nashville, TN, 37211**

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307, or other similar statute.

This conveyance is subject to the following: (1) General or special taxes and assessments required to be paid in the year 2015 and subsequent years for Map-Par. 133-03-0-127.00; (2) Matters shown on the Plan of record in Plat Book 1835, Pages 136, 137 and 138; (3) Sanitary Sewer Easement of record in Book 4298, Page 582 and Book 4764, Page 60; (4) Joint Driveway Agreement of record in Book 9142, Page 709, all being of record in the said Register's Office.

BILL GARRETT, Davidson County
Trans:T20150086765 DEEDWARR
Recvd: 10/12/15 14:50 2 pgs
Fees:13.00 Taxes:555.00
20151012-0103712

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.

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 18th day of September, 2015.

Jaimee Gray-Simon

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 **Jaimee Gray-Simon** 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 this the 18th day of September, 2015.

Notary Public

My Commission expires: 3-8-16

FILE NO: 2015083834

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.