BILL GARRETT, Davidson County
Trans: T20150089383 DEEDWARR
Recvd: 10/20/15 15:27 2 pgs
Fees: 13.00 Taxes: 850.63

20151020-0106722

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00

Affiant

Subscribed and sworn to before me, this 19TH DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 7-3-17
(AFFIX SEAL)

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
CHRISTOPHER NICK AND TAYLOR NICK, husband and wife	Hometown Lenders, LLC	04213008400
	(NAME)	
227 Foxboro Dr.	310 The Bridge Street, 4th Floor, Suite A	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Huntsville, AL 35806	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we BILLY R. GRAY*, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CHRISTOPHER NICK AND TAYLOR NICK, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

*UNMARRIED

LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE AND BEING KNOWN AND DESIGNATED AS ALL OF LOT NO. 23 ON THE PLAN OF HEDGEWOOD HILLS, SECTION TWO, AS SHOWN ON THE PLAT OF THE SAME OF RECORD IN BOOK 3700, PAGE 44, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT SPECIFIC REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY AND BEING GENERALLY DESCRIBED AS FOLLOWS:

SAID LOT NO. 23 FRONTS 105 FEET ON THE SOUTHERLY SIDE OF FOXBORO DRIVE, AND EXTENDS BACK 338.2 FEET ON THE EASTERLY LINE AND 454.3 FEET ON THE WESTERLY LINE, TO A BROKEN LINE IN THE REAR ON WHICH IT MEASURES 221.2 FEET.

BEING THE SAME PROPERTY CONVEYED TO BILLY R. GRAY BY WARRANTY DEED FROM MARTHA CONE BECK, EXECUTRIX OF THE ESTATE OF ALMA J. G. KELLEY OR RECORD IN INSTRUMENT NO. 20140730-0067999 IN REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 227 Foxboro Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 my/our hand(s) this 19th day of October, 2015.

WARRANTY DEED
(Continued)

Billy R. Gray

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BILLY R. GRAY, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19 day of October, 2015.

Notary Public

My Commission Expires: 08-30-19

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

