NEW OWNER:

Kayla L. Gray
Reba N. Gray
3813 Northbrook Drive
Nashville, TN 37207

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 15-1082

Map and Parcel #: 50-6-79.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans: T20150096658 DEEDWARR
Recvd: 11/13/15 09:46 3 pgs
Fees: 18.00 Taxes: 421.80
20151113-0115374

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Fourteen Thousand and 00/100 Dollars ($114,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MICHELLE ELAINE PAYNE, unmarried**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **KAYLA L. GRAY and REBA N. GRAY, both unmarried, as Tenants in Common with Right of Survivorship** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 4 on the plan of Northbrook Subdivision, Phase One, and of record in Plat Book 6900, Page 859, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

BEING the same property conveyed to Michelle Elaine Payne, unmarried, by Warranty Deed from Sonia D. Hambrick, unmarried, dated May 29, 2007, and of record in Instrument No. 20070605-0067217, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 3813 Northbrook Dr., Nashville, Tennessee 37207.

GRANTEE herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than $136,800 until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 5th day of **November, 2015**.

Michelle Elaine Payne
MICHELLE ELAINE PAYNE

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, MICHELLE ELAINE PAYNE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of **November, 2015**.

Erika Piland
NOTARY PUBLIC

My commission expires: ERIKA PILAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-10-2018

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The actual consideration or value, whichever is greater, for this transfer is $ **114,000.00** .

AFFIANT

Sworn to and subscribed to before me this 5th day of **November, 2015**.

NOTARY PUBLIC

My commission expires: 10/8/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY