WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

Subscribed and sworn to before me, this 11TH DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 7/8/2018

(AFFIX SEAL)

DANIEL WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 NUMBERS
Billy Gray, unmarried	Billy Gray (NAME)	03316015300
513 Myatt Drive (ADDRESS)	513 Myatt Drive (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Madison, TN 37115 (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 Elaine Choy Williamson, married and Lorraine Choy, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Billy Gray, unmarried, 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:

LAND IN THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 159, PRIMROSE MEADOWS, SECTION II, OF RECORD IN BOOK 4860, PAGE 105, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 159 FRONTS 90.0 FEET ON THE WESTERLY MARGIN OF SLAYTON DRIVE AND RUNS BACK 103.0 FEET ON THE NORTHWESTERLY LOT LINE AND 155.0 FEET ON THE SOUTHEASTERLY LOT LINE TO A BROKEN LINE IN THE REAR UPON WHICH IT MEASURES 117.7 FEET.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL CHOY AND WIFE, LORRAINE CHOY, BY DEED FROM FIRST CAPITAL BUILDING CORPORATION, OF RECORD BY INSTRUMENT NO. 5444, PAGE 161, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER CONVEYED TO ELAINE CHOY WILLIAMSON BY QUITCLAIM DEED FROM MICHAEL CHOY AND WIFE, LORRAINE CHOY, RESERVING A LIFE ESTATE, BY DEED OF RECORD IN INSTRUMENT NO. 20140113-0002977, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID MICHAEL CHOY HAVING SINCE DIED.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

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

unimproved ( )
This is improved (X) property, known as 305 Slayton 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 11th day of December, 2015.

BILL GARRETT, Davidson County
Trans:T20150105661 DEEDWARR
Recvd: 12/15/15 09:58 2 pgs
Fees:13.00 Taxes:351.50
20151215-0125845

WARRANTY DEED
(Continued)

Elaine Choy Williamson

Lorriane Choy

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elaine Choy Willianmson and Lorraine Choy, the herein 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, this the 11th day of December, 2015.

Notary Public

My Commission Expires: 4/2/2018

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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