THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15126070** BILL GARRETT, Davidson County Trans:T20150108863 DEEDWARR Recvd: 12/28/15 10:21 2 pgs Fees:13.00 Taxes:758.50 20151228-0129705	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $205,000.00. Affiant Subscribed and sworn to before me, this 22nd day of December, 2015. Notary Public My Commission Expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

WARRANTY DEED

Address New Owner: Jason E. Rowell 235 Island Drive Hendersonville, TN 37075	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 08303032100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kenneth L. Gray and wife Constance G. Gray** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Jason E. Rowell** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 7 on the Plan of H & J Subdivision, of record in Book 4660, Page 200, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth L. Gray and wife Constance G. Gray by Warranty Deed from Sylvia W. Scruggs, unmarried, recorded on the 12th day of June, 2007 in Instrument No. 20070612-0070210, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of H & J SUBDIVISION, as recorded in Plat Book 4660, Page(s) 200.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 5085, Page 745.

This is improved property located at 2245 GREENWOOD AVE Nashville, TN 37206-1457.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and

binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of December, 2015.

Kenneth L. Gray By Constance G. Gray, attorney-in-fact Constance G. Gray

Kenneth L. Gray
By Constance G. Gray, attorney-in-fact

Constance G. Gray

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Constance G. Gray,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Kenneth L. Gray,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 22nd day of December, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018