ADDRESS NEW OWNERS and
SEND TAX BILLS:
SCOTT E. GRAY, JR. and wife,
CHERIA PEOPLES GRAY
1425 Neelys Bend Rd.
Madison TN 37115

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 12/28/15 12:11 3 pgs
Fees:18.00 Taxes:1228.40
20151228-0129946

MAP PARCEL NUMBER:
63 - 1 - 36 and 63 - 1 - 54

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, **BYRON H. CORBETT and wife, CONSTANCE L. CORBETT,** hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to **SCOTT E. GRAY, JR., and wife, CHERIA PEOPLES GRAY,** hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

LAND in Davidson County, Tennessee, Being part of Lot #2 on the Plan of Nawakwa Hills Annex, of Record in Book 843, Page 64, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a concrete monument, in the easterly right-of-way Neely's Bend Road, being the northwest corner of a tract owned by Robert Dale Pyron et ux as of record in Deed Book 6859, Page 738, R. O. D. C., TN, and being the southwest corner of this tract, thence: with the line of Pyron, N 62 deg. 39 min. 09 sec. E, 960.26' to a fence post, in the westerly line of a tract owned by Christopher Lance as of record in Instrument #201302190016312 R. O. D. C. TN, thence: with the line of Lance, N 19 deg. 30 min. 04 sec. W, 218.98' to a fence post, in the southern line of Nawaka Hills Annex as of record in Book 6859, Page 738, R. O. D. C., TN., thence: S 62 deg.40 min. 47 sec. W, 716.50' to an iron pin, being the northeast corner of a tract owned by Larry Prince et ux, as of record in Instrument #201303150026191 R. O. D. C., TN., thence: with Prince, S 19 deg. 22 min. 26 sec. E, 109.63' to an iron pin, thence: S 62 deg. 41 min. 31 sec, W, 245.70' to an iron pin, in the easterly right-of-way Neely's Bend Road, thence: S 20 deg. 40 min. 16 sec. E, 109.62' to the point of beginning containing 4.183 acres more or less as per a survey by CK Surveyors Dated March 22, 2013.

BEING the same property conveyed to Byron H. Corbett and Constance L. Corbett from Dale Pyron, Executor of the Estate of Joe Pyron, by deed recorded April 16, 2013 in Instrument No. 20130416-0037564, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 1425 Neelys Bend Road, Madison, Tennessee 37115.

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HENDERSONVILLE, TN
37075
615-824-0989

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 16TH day of December, 2015.

Byron Corbett
BYRON H. CORBETT

Constance Corbett
CONSTANCE L. CORBETT

STATE OF TEXAS

COUNTY OF COLLIN

Personally appeared before me, the undersigned Notary Public of said county, BYRON H. CORBETT and wife, CONSTANCE L. CORBETT, the within named bargainors 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 at office this 16th day of December, 2015.

NOTARY PUBLIC

My Commission Expires: 02/14/2018

PETRONELLA HUNT
Notary Public, State of Texas
My Commission Expires
February 14, 2018

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $332,000.00.

AFFIANT

Subscribed to and sworn before me, this the 22 day of December, 2015.

NOTARY PUBLIC

Exp 7-5-16

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-5-16

