BILL GARRETT, Davidson County
Trans:T20150109729 DEEDWARR
Recvd: 12/29/15 15:25 2 pgs
Fees:13.00 Taxes:266.77
20151229-0130783

This instrument prepared by and after recording return to:

Ally Title
310 Billingsly Court
Franklin, Tennessee 37067

WARRANTY DEED

****

ADDRESS NEW OWNER: Amy Gray and David Gray
5510 Country Drive #29
Nashville, TN 37211

SEND TAX BILLS TO: Same as new owner

MAP-PARCEL
162-09-0A-029.00-CO

****

That **Christina Topper fka Christina M. Jones** (herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by **Amy Gray and David R. Gray, wife and husband** (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, has **GRANTED, SOLD AND CONVEYED**, and by these presents does **GRANT, SELL AND CONVEY**, unto the Grantee, that certain tract or parcel of real property situated in **Davidson County, Tennessee**, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

A certain condominium apartment in Davidson County, being Townhouse No. 29, on the plan of Hickory Valley Condominiums, Phase 2, of record in Book 4460, Page 133, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference. There is conveyed with the above described individual condominium unit an undivided interest in and to the general and/or restricted common areas and facilities of Hickory Valley Condominiums, Phase 2, as said areas are set fourth and defined in Master Deed of record in Book 4659, Page 32 and in Book 4937, page 249, Register's Office for Davidson County, Tennessee, and to which reference is hereby made for a more particulars.

Being the same property conveyed to Christina M. Jones, unmarried by Warranty deed from Dorothy Jean Sherrill, a widow of record in Instrument No. 20020822-0101865 Register's Office for Davidson County, Tennessee, dated August 16, 2002 and recorded on August 22, 2002.

This is improved property known as 5510 Country Drive #29 Nashville, TN 37211.

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantor, for himself and his heirs, successors and assigns covenant with the Grantees that the Grantor is lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantor has good right and lawful authority to sell and convey the property; that the Grantor has done no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantor does hereby bind himself, his successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

This conveyance is made subject to: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantor as of this, the **15th** day of **December, 2015.**

Christina Topper fka Christina M. Jones
Christina Topper fka Christina M. Jones

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Named, **Christina Topper fka Christina M. Jones,** the 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 on this **15th** day of **December, 2015.**

Cheryl M Rodgers
Notary Public

Commission Expires: 1-5-16

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

State of Tennessee

County of Williams

The actual consideration or value for this property (whichever is greater) is **$72,100.00.**

Sworn to and subscribed before me this **15th** day of **December, 2015.**

Affiant

Notary Public

My Commission Expires: 1-8-2019

AMANDA JOLLIFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019