**THIS INSTRUMENT WAS PREPARED BY**

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

REPARED BY: RETURNED TO:
ANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **179,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF January, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/24/2019

(AFFIX SEAL)

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ryne J Gray | SWBC Mortgage Corporation | MAP & PARCEL |
| 431 Hill Road | 5055 Maryland Way, Ste. 200 | 16109011300 |
| Nashville, TN 37220 | Brentwood, TN 37027 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Angela Knoch Smith, Successor Trustee of the Caroline Knoch Trust, dated 7/11/2008,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryne J Gray, unmarried man**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 25-B, on the plan of Zone Lot Division, Lot 25, Section One, Brentwood Meadows, of record in Plat Book 6250, Page 290, amending Plat Book 5200, Page 694, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Caroline Hailey Knoch, unmarried by Warranty Deed dated 02/21/2007 from Frances H. Lawrence, unmarried of record in Instrument 200702230022878, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dorothy Caroline Hailey Knoch, as Trustee of the Caroline Knoch Trust by Quit Claim Deed dated 09/05/2008 from Caroline Hailey Knoch, unmarried of record in Instrument 200809080091629, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS 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.

This is () UNIMPROVED

(X) IMPROVED property known as **431 Hill Road, Nashville, TN 37220.**

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.

BILL GARRETT, Davidson County
Trans:T20160006417 DEEDWARR
Recvd: 01/25/16 15:00 2 pgs
Fees:13.00 Taxes:662.30

20160125-0007035

Witness my hand this the 20th day of January, 2016.

Angela Knoch Smith, Successor Trustee of the Caroline Knoch Trust

BY: Angela Knoch Smith
Angela Knoch Smith, Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared **Angela Knoch Smith** 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 Successor Trustee of the, **Angela Knoch Smith, Successor Trustee of the Caroline Knoch Trust**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 20th day of January, 2016.

My Commission expires 10/18/16

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY