PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
661 LONE OAK ROAD
MT. JULIET, TN 37122

BILL GARRETT, Davidson County
Trans:T20160014948 DEEDWARR
Recvd: 02/24/16 08:38 2 pgs
Fees:13.00 Taxes:222.00
20160224-0017331

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Jewell M. Gray, widow, has this day bargained and sold and does hereby transfer and convey unto Torrey Knight and Bonnie Knight, husband and wife, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 2 on the Revised Plan of Rainbow Terrace, Block "E", of record in Book 1130, Page 85, Register's Office for Davidson County, Tennessee, described as follows:

SAID Lot No. 2 fronts 75 feet on the westerly side of Lanier Drive and extends back 185.1 feet on the southerly line and 184.7 feet on the northerly line to a dead line in the rear measuring 40 feet thereon.

Being the same property conveyed to Douglas Gray and wife Jewell M. Gray by WARRANTY DEED from Robert H. Barnard and wife, Sandra A. Barnard, dated November 16, 1977, and recorded November 26, 1977, of record in Record Book 5224, Page 867, Register's Office for Davidson County, Tennessee.

Douglas Gray, spouse of Jewell M. Gray, having since died, leaving said property vested in Jewell M. Gray, as surviving tenant by the entirety.

This is improved property known as: 508 Lanier Drive, Madison, Tennessee 37115

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Torrey Knight husband and wife Bonnie Knight, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 1st day of February, 2016.

Jewell M. Gray

Jewell M. Gray

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Jewell M. Gray with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 1st day of February, 2016.

YVONNE McCOY HELTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
MY COMMISSION EXPIRES 7-31-19

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $60,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 1st day of February, 2016.

My Commission Expires: 3/27/19

NOTARY PUBLIC

KRISTI McCOY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Map & Parcel No.: 52-02-0-02.00

Name and address of new owner:
Send tax bills to:
Torrey Knight and Bonnie Knight
~~**508 Lanier Drive**~~ 119 Gosling Drive
~~**Madison, TN 37115**~~ Franklin, TN. 37064