BILL GARRETT, Davidson County
Trans:T20160015825 DEEDWARR
Recvd: 02/26/16 10:02 2 pgs
Fees:13.00 Taxes:481.00
20160226-0018349

Fearnley, Martin & McDonald, PLLC

This instrument prepared by & return to:

25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 19th day of February, 2016, by and between Colaina J Townsend, unmarried, party of the first part, and Antonio Mccray, and Darnykka Daniel Mccray, husband and wife party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 38 on the plan of Claymille Station, Phase Three as of record in Book 6900, Page 648, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being all or part of the same property conveyed to Colaina J. Townsend by virtue of that certain Special Warranty Deed dated January 15, 2007, at Instrument No. 20070222-0021759, re-recorded at Instrument No. 20070314-0031476 and Scrivener's Affidavit at Instrument No. 20080215-0015357 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/their heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions of record at Plat Book 6900, Page 648 and Book 7546, Page 658 in said Register's Office, Tennessee; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Colaina J Townsend

Colaina J Townsend

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Colaina J Townsend, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of February, 2016.

Ashlee D Page

Notary Public

My Commission Expires: 9-1018

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Antonio McCray & Darnykka Daniel McCray
565 Mill Station Dr.
Nashville TN 37207

Tax Parcel No 05908021100

Property Address: 565 Mill Station Dr
Nashville, TN 37207

MAIL TAX BILLS TO: Guaranty Trust Company
316 Robert Rose Dr.
Murfreesboro TN 37129

STATE OF TENNESSEE
COUNTY OF Wilson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $130,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 19th day of February, 2016.

Notary Public

My Commission Expires: 5-2019

JESSICA GRAHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 05-30-2019