STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $140,786.00

Affiant

Subscribed and sworn to before me, this 22nd day of March, 2016.

Notary Public

(Notary Stamp)

My commission expires: 8.21.17

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike Suite 601
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans: T20160024065 DEEDWARR
Recvd: 03/24/16 13:33 2 pgs
Fees: 13.00 Taxes: 520.91
20160324-0028025

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Marion K. Grant and Gregory S. Davis and Valerie J. Davis	**Gregory S. Davis**	**061-04-089.00**
2 Ruskin Avenue	**4303 Brush Hill Road**	
Nashville, TN 37216	**Nashville, TN 37216**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Linda J. Davis, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Marion K. Grant, an unmarried person, and Gregory S. Davis and Valerie J. Davis, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING part of Lot Nos. 6 and 7 of Block 3 of the Map of the A. J. McGaughey's Second Haysboro Subdivision, of record in Book 547, Page 43, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the southerly margin of Ruskin Avenue, which point is 198 feet west of the westerly margin of Brush Hill Road; thence southerly 159.30 feet to a point; thence westerly 102 feet to a point; thence northerly 166 feet to the southerly margin of Ruskin Avenue; thence with the margin of same, easterly 102 feet to the point of beginning.

BEING the same property conveyed to Raymond E. Davis and wife, Linda J. Davis, by Warranty Deed dated May 20, 1994, from David L. Zoccola, married, of record in Book 9356, Page 862, in the Register's Office for Davidson County, Tennessee, and as corrected by Scrivener's Affidavit of record as Instrument No. 20091012-0094515 in the

said Register's Office; the said Raymond E. Davis having since died on November 16, 2008.

This is improved property known as 2 Ruskin Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 22nd day of March, 2016.

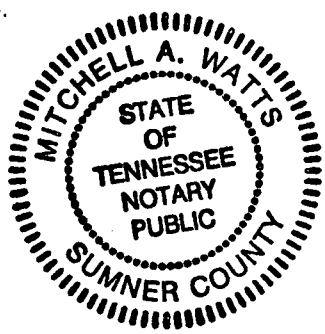
Linda J. Davis

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, Linda J. Davis, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 22nd day of March, 2016.

Notary Public
My Commission Expires: 6.21.17



SolomonParks File No. 316038