BILL GARRETT, Davidson County
Trans: T20160037355 DEEDWARR
Recvd: 05/05/16 09:53 2 pgs
Fees: 13.00 Taxes: 1035.63
20160505-0044436

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN167397

WARRANTY DEED	
JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2016. NOTARY PUBLIC My commission expires: 2/24/18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heather Hollis Durai and Christopher Durai 707 North Graycroft Avenue Madison, TN 37115	F&M Bank 10 Cadillac Dr, Ste 100 Brentwood, TN 37027	042 07 0 042.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy Nine Thousand Nine Hundred and 00/100 Dollars ($279,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BARBARA A. MARCHANT, SINGLE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **HEATHER HOLLIS DURAI AND CHRISTOPHER DURAI, WIFE AND HUSBAND**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 40 and a portion of Lot 39, on the Plan of Section Two, Morning View Subdivision, of record in Book 2133, Page 99, Register's Office for said Davidson County, Tennessee.

Said Lot 40 fronts 115 feet on the westerly side of Graycroft Avenue and extends back between lines 388.86 feet on the southerly side and 361.09 feet on the northerly side, to a dead line in the rear, measuring 118.30 feet thereon.

Said part of Lot No.39 is more specifically described as follows:

Beginning at an iron pin in the North line of Lot No. 39, said pin being 120.09 feet West of an iron pin; the northeast corner of Lot No. 39, in the westerly margin of Graycroft Road, now Graycroft Avenue; thence westerly along the North line of Lot No. 39, 89.9 feet, to an iron pin; thence southerly at a 90 degree angle, to an iron pin; thence easterly 89.9 feet to the point of beginning.

Being the same property conveyed to Barbara A. Marchant, single, by Warranty Deed from Nathan L. Bass and Kristi L. Bass, husband and wife, dated 2/27/2015, recorded 3/2/2015, of record in Instrument No. 20150302-0017510, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 707 North Graycroft Avenue, Madison, TN 37115, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 28th day of April, 2016.

BARBARA A. MARCHANT

STATE OF NY
COUNTY OF KINGS

Personally appeared before me, a Notary Public, Barbara A. Marchant, 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.

WITNESS my hand and seal, this the 28th day of April, 2016.

MARK FOWLER
NOTARY PUBLIC-STATE OF NEW YORK
No. 01FO6097442
Qualified in Kings County
My Commission Expires August 18, 2019

Notary Public

MARK O. FOWLER
Printed Notary Name

My commission expires: _____