WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160073294 DEEDWARR
Recvd: 08/23/16 08:27 2 pgs
Fees:13.00 Taxes:310.80
20160823-0087854

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $84,000.00.

Affiant

Subscribed and sworn to before me this 19th day of August, 2016

Notary Public

My Commission expires: 12/19/2016 (Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Kenneth L. Gray	Franklin American Mortgage Company	060-02-0-066.00
3137 Brickdale Lane	6100 Tower Circle Suite 600	
Nashville, TN 37207	Franklin, TN 37067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Joyce A. Hillman, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kenneth L. Gray, a married person**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 499 on the Plan of Parkwood Estates, Section III, of record in Book 3300, Page 31, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 499 fronts 75 feet on the Westerly side of Brickdale Lane and extends back 150 feet on the Northerly line and 155.3 feet on the Southerly line to a broken line measuring 89.2 feet thereon.

Being the same property conveyed to Joyce A. Hillman, unmarried by deed from Howard Love and wife, Mae H. Love, on April 15, 2005, of record in Instrument Number 20050419-0043680, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 3300, Page 31, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3313, Page 402; and amended in Book 3616, Page 269, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3137 Brickdale Lane, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

WITNESS our hands this August 19, 2016.

Joyce A. Hillman

BY: Joyce A Hillman by Stacey C. Overton as Attorney in Fact
Stacey C. Overton, Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Stacey C. Overton**, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Joyce A. Hillman,** the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Joyce A. Hillman,** the bargainor(s), by the said **Stacey C. Overton**, as Attorney-in-Fact.

WITNESS my hand and seal, this 19th day of August, 2016.

NOTARY PUBLIC My Commission Expires: 11-6-17

