WARRANTY DEED

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $437,750.00

Kristion Booth
Affiant

Subscribed and sworn to before me, this 13th day of September, 2016

Notary Public

MY COMMISSION EXPIRES: 7.3.17
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160081537 DEEDWARR
Recvd: 09/16/16 15:20 2 pgs
Fees:13.00 Taxes:1619.68
20160916-0097781

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	
Ryan Black	PBI BANK	115-02-0
(NAME)	(NAME)	(MAP)
1135 Sparta Road	2500 EASTPOINT PKWY	068.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37205	LOUISVILLE, KY 40223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Rachel R. Gray and Ryan L. Gray, wife and husband, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Ryan Black and wife Shayla Black, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 158 on the Plan of Crest Meade, Section III of record in Plat Book 2331, Page 150, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rachel R. Gray and Ryan L. Gray, wife and husband by Quitclaim deed from Rachel R. Gray of record in Instrument No. 20120928-0088666 Register's Office for Davidson County, Tennessee, dated September 17, 2012 and recorded on September 28, 2012.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1135 Sparta Road, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my/our hand(s) this 13th day of September, 2016.

Rachel R. Gray

Ryan L. Gray

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Rachel R. Gray; Ryan L. Gray with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 13th day of September, 2016.

Notary Public

My Commission Expires: 1/9/2020

LEE E. CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE