ADDRESS NEW OWNER:
Chris Pardue
24 White Bridge Road
Nashville, TN 37205

SEND TAX BILL TO:
New Owner

BILL GARRETT, Davidson County
Trans:T20160091737 DEEDWARR
Recvd: 10/18/16 10:52 2 pgs
Fees:13.00 Taxes:1147.00
20161018-0109859

MAP & PARCEL NOS.:
08700003600

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Fay C. Kay, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Chris Pardue** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **County**, State of Tennessee, being more particularly described as follows, to wit:

Land in the 4th Civil District of said County, being part of the Homestead and Dower Tract of land of the H.G. Steele property shown on the survey made by Lyle and Batts, County Surveyors, August 1896, and being Tract No. 6 shown on the survey made by Stephen A. Draper, Surveyor, June 1, 1954, described according to said Draper's survey as follows:

Beginning at a point in the center of Central Pike, 545.5 feet westerly from the intersection of the center line of said Pike and the center line of New Hope Road, said point being the common corner of Tracts Nos. 6 and 7 on said Draper's survey; thence with the center of said Pike, south 64 deg. 32' west 220 feet to the common corner of Tracts Nos. 5 and 6 on said Draper's survey; thence with the line between said Tracts Nos. 5 and 6, north 25 deg. 28' west 660 feet to the southern boundary line of Tract No. 14 on said Draper's survey; thence with the line between said Tracts Nos. 6 and 14, north 64 deg 32' east 220 feet to the northwest corner of said Tract No. 7; thence with the line between said Tracts Nos. 6 and 7, south 25 deg. 28' east 660 feet to the beginning, containing 3.33 acres, more or less.

Being the same property conveyed to Mark E. Kay and wife, Fay C. Kay, from George Ewin and wife, Ruth E. Ewin, by Warranty Deed recorded dated April 23, 1955, of record in Book 2446, Page 15, Register's Office for Davidson County, Tennessee. The said Mark E. Kay died on January 14, 2015, leaving Fay C. Kay as the sole surviving tenant by the entirety.

Fay C. Kay is one and the same person as Faye C. Kay. Mark E. Kay is one and the same person as Mark Edward Kay.

This is property with a common address of **4179 Central Pike, Hermitage, TN 37076.**

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being paid by the Grantors at closing; (2) Any and all restrictions and easements of record.

Property conveyed "AS IS."

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, in fee simple forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 14th day of October, 2016.

Fay C. Kay

Fay C. Kay

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Fay C. Kay, unmarried ,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **14th** day of **October 2016.**

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

File No. 1610-223

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $310,000.00.

Peggy F. Axford
Affiant

Subscribed and sworn before me this 14th day of October, 2016.

Vickie R. Evans
Notary Public
My Commission Expires: MAY 8, 2017

VICKIE R. EVANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2017