WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160110126 DEEDWARR
Recvd: 12/15/16 08:29 2 pgs
Fees: 13.00 Taxes: 1239.50

20161215-0131425

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of December, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dinah Petree	New Owner	131050C36200
(NAME)	(NAME)	
362 Ardsley Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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 considerations, the receipt of which is hereby acknowledged, we, **John W. Gray and wife, Lynette N. Gray**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Dinah Petree**, hereinafter called the GRANTEE(S), her heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A Certain Condominium Apartment in Davidson County, Tennessee, being known as Unit No. 362 of Hillsborough Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq, as amended, Tennessee Code Annotated, as shown on a Plat of Record in Book 6250, Page 699 and as established by a Master Deed of Hillsborough Condominiums of record in Book 6822, Page 721, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to John W. Gray and wife, Lynette N. Gray by Warranty Deed dated July 31, 2007, from Charles A. Cunningham and wife, Jennifer B. Cunningham, of record in Instrument 200708060093291, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth on Plat of record in Book 6250, Page 699; (2) Restrictions of record in Book 6674, Page 583; (3) Master Deed of record in Book 6822, Page 721; (4) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Easement of record in Book 4161, Page 814; (5) Perpetual Easement for Highway Purposes of record in Book 4377, Page 710; (6) Perpetual Easement for Highway Purposes of record in Book 4403, Page 627; (7) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Easement of record in Book 6229, Page 484; (8) Deed of Conveyance of record in Book 6303, Page 601; (9) Stormwater Detention Agreement Easement of record in Book 6702, Page 330, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 362 Ardsley Place, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), her heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), her heirs and/or 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 our hands this 13th day of December, 2016.

John W. Gray

Lynette N. Gray

State of Tennessee
County of Williamson

Personally appeared before me John W. Gray and Lynette N. Gray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of December, 2016.

Notary Public Chris Jackson
My Commission Expires: March 18, 2019

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129