THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle Ste. 150
Brentwood, TN 37027

CRT File No. 161210329

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $110,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of January, 2017.

Notary Public
My Commission Expires: 02/26/17

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20170001393 DEEDWARR
Recvd: 01/06/17 08:16 2 pgs
Fees:13.00 Taxes:407.00
20170106-0001623

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Candace Avery 300 Duling Avenue Madison TN 37115	New Owner	Tax Parcel ID No. 043-09-0-320.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William B. Gray and wife, Marilyn L. Gray,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Candace Avery, unmarried,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 2, of Block "L" on the map of Woodlawn Estates, as of record in Book 843, Page 82, Register's Office for said County describe as follows: Beginning at the Southeast corner of Kate Street and Duling Avenue; thence with the Easterly margin of Kate Street Southwardly 100 feet to the corner of Lots Nos. 2 and 3; thence with the line between said two lots Eastwardly 165 feet; thence at right angles Northwardly 21 feet to the Southwest corner of Lot No. 1, continuing in the same direction and with the line between Lots Nos. 1 and 2, 79 feet, in all 100 feet to the Southerly margin of Duling Avenue; thence with the same Westwardly 165 feet to the beginning.

Included in the above description, but expressly excluded from this conveyance is the following described tract or parcel of land. Being Part of Lot No. 2, of Block "L" on the map of Woodlawn Estates, as of record in Book 843, Page 82, Register's Office for said County, described as follows: Beginning at a point 82.5 feet East of the Southeast corner of Kate Street and Duling Avenue, which point is in the Southerly margin of Duling Avenue; thence from said beginning point Southwardly 100 feet to a point in the common line of Lots 2 and 3; thence with the line between said two lots Eastwardly 82.5 feet; thence at right angles Northwardly 21 feet to the Southwest corner of Lot 1, continuing in the same direction and with the line between Lots 1 and 2, 79 feet in all a total of 100 feet to the Southerly margin of Duling Avenue; thence with the same Westwardly 82.5 feet to the beginning.

Being the same property conveyed to William B. Gray and wife, Marilyn L. Gray by Warranty deed from Patrick Miranda of record in Instrument No. 20130425-0041350 Register's Office for Davidson County, Tennessee, dated April 18, 2013 and recorded on April 25, 2013.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Subject to all matters shown on the Plan of record in Plat Book 843, Page 82, Register's Office for Davidson County, Tennessee.

This is improved property located at 300 Duling Avenue Madison TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of January, 2017.

William B. Gray

Marilyn L. Gray

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William B. Gray and Marilyn L. Gray, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of January, 2017.

Notary Public
My Commission Expires: 02/26/17

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY