RECORD AND RETURN
Tennessee Title Services
101 Springhouse Ct S-202
Hendersonville, TN 37075

This instrument prepared by:

David C. Risner
Attorney at Law
P.O. Box 594
Kingston Springs, Tennessee 37082
(615) 952-2345

BILL GARRETT, Davidson County
Trans:T20170003451 DEEDWARR
Recvd: 01/12/17 15:36 2 pgs
Fees:13.00 Taxes:148.00
20170112-0003926

WARRANTY DEED

New Owner and Address:	**Send Tax Bills to:**	**Map No: 075-09-0** **Parcel No: 003.00**
McCauley Gray, III 1010 Old Ridge Road Joelton, Tennessee 37080	SAME	

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STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration, or value, whichever is greater, for this transfer for recording tax purposes is Forty Thousand Dollars and no cents ($40,000.00).

Daniel Kerr Roach
Affiant

Sworn to and subscribed before me on this
30th day of December, 2016.

Kim Gillespie
Notary Public

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My commission expires: 9-22-20

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FOR AND IN CONSIDERATION of the sum of Ten Dollars and no cents ($10.00), and such other mutual promises of value, DANIEL KERR ROACH, unmarried, has bargained and sold, and by these presents does hereby transfer and convey to McCAULEY GRAY, III, all of his right, title, and interest in and to a certain tract or parcel of land situated in Davidson County, Tennessee, being described as follows, to wit:

Being Lot No. 567 on the plan of Hermitage Hills Subdivision, Section 5, as of record in Book 3300, Page 2, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point on the northerly margin of Plantation Drive at the common front corners of Lots 567 and 566; thence in a northerly direction along the line between said two lots 130 feet to a point; thence westwardly 123.66 feet to a point in the easterly margin of Bonnahurst Drive; thence southwardly along said margin of said drive, 105 feet to a point at the beginning of a curve; thence southeastwardly around said curve, 39.27 feet to a point in the northerly margin of Plantation Drive; thence eastwardly along said margin of said drive, 98.66 feet to the point of beginning.

Being the same property conveyed to Daniel Kerr Roach, a single person, by Warranty Deed from William B. Josselyn and wife, Mary Ann Josselyn, dated 4/24/79 and recorded 4/27/79 in Book 5427, Page 182, said Register's Office for Davidson County, Tennessee.

This is the same legal description as contained in the previous deed of record.

This property is conveyed "AS IS WHERE IS" and is subject to any and all easements of record.

This is improved property known as 300 Bonnahurst Drive, Hermitage, Tennessee 37076; however, this property is also recognized as 3918 Plantation Drive, Hermitage, Tennessee 37076 by the Davidson County Property Assessor and Trustee for purposes of tax assessment and collection.

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, his successors and assigns, forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 hand this 30th day of December, 2016.

Daniel Kerr Roach

Daniel Kerr Roach

ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, the within named Daniel Kerr Roach, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose contained therein.

Sworn to and subscribed before me on this 30th day of December, 2016.

Kim Gillespie
Notary Public

My commission expires: 9-22-20

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY