This Instrument Prepared By
LAW OFFICE OF GARY W. DODSON, 8 East Bockman Way, Sparta, Tennessee 38583

WARRANTY DEED

075-00-0
107.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, I, **BILL GRAY**, hereinafter referred to as "Grantor" have this day bargained and sold, and do hereby transfer and convey unto **CLARENCE BRADLEY HOWARD and wife LAURIE D. HOWARD**, as tenants by the entirety, hereinafter referred to as "Grantees" certain land situated in Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at an iron pin in the west margin of Old Hickory Boulevard, said point being 119.54 feet north of a change in the right-of-way of said Boulevard; thence leaving said margin and running parallel to a drainage ditch south 69°51′ west 257.00 feet to an iron pin in the center line of said ditch; thence running generally with said ditch north 46°11′ west 344.60 feet to a point in the center-line of Stoner's Creek; thence running north 10°42′ east 443.13 feet to an iron pin in a fence line; thence, leaving said fence and running across said creek south 85°54′ east 239.00 feet to an iron pin in the west margin of said Old Hickory Boulevard; thence running with said margin south 28°09′ east 279.98 feet to a point of curve in said margin; thence running with said curve having a radius of 1,389.84 feet, a distance of 163.46 to the point of beginning and containing 3.55 acres more or less.

Being the same property conveyed to Bill Gray by deed from Margaret Sue Gray of record in Book 4983, page 97 in the Register's Office for Davidson County, Tennessee.

Jane Graham Gray, spouse of Bill Gray, joins in this conveyance for the purpose of conveying any right, title or interest she might have acquired in this property by virtue of her marriage to Bill Gray.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I *do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.*

THIS CONVEYANCE is subject to all Governmental rules and regulations and all public utility and private easements and rights-of-way, whether shown of record or ascertainable by a visual inspection of the premises. This conveyance is further made subject to any and all restrictions and encumbrances as may be shown of record in the county office of the Register of Deeds where the real property is situated.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed by hereunto affixing a signature on the date indicated in the respective acknowledgment hereinbelow, to make this conveyance effective on this the 31st day of March, 2017.

BILL GARRETT, Davidson County
Trans: T20170032437 DEEDWARR
Recvd: 04/18/17 11:27 2 pgs
Fees: 13.00 Taxes: 203.50
20170418-0037692

Send Tax Notices To:
New Owner
Clarence Bradley Howard and wife,
Laurie D. Howard
308 Toby Trail
Mt. Juliet, TN 37122

Bill Gray

Jane Graham Gray

ACKNOWLEDGMENT(S) OF NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF Wilson)

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, the within named, Bill Gray and Jane Graham Gray, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence), and who acknowledged to me that they executed the within and foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Mt. Juliet, Tennessee, on this the 31 day of March, 2017.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

MY Commission Expires: 2-2-21

OATH OF CONSIDERATION

I, HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property or interest transferred, whichever is greater, is $55,000 which amount is equal to or greater than the amount which the property or interest transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN to before me this the 31 day of March, 2017.

Notary Public or Register of Deeds

MY Commission Expires: 2-2-21

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

OPINIONS OF TITLE, DESCRIPTION, OR SURVEY ARE NOT CERTIFIED BY THIS DEED