BILL GARRETT, Davidson County
Trans:T20170043716 DEEDWARR
Recvd: 05/23/17 11:14 2 pgs
Fees:13.00 Taxes:811.88
20170523-0051105

LISA K R WAGNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF** Rutherford The actual consideration or value, whichever is greater, for this transfer is $219,428.00. B. Curry Affiant Subscribed and sworn to before me, this 18th day of May, 2017. Lisa K R Wagner Notary Public My commission expires: Sept. 20, 2020

THIS INSTRUMENT PREPARED BY:
SolomonParks Title & Escrow, LLC
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Madison Gourley	new owner	**091-08-0-083.00**
1010 43rd Avenue N	4141 Woodlawn Dr. Apt. 58	
Nashville, TN 37209	Nashville, TN 37205	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Gerard Ray Reine, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Madison Gourley, single woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of L. H. Davis Subdivision, Block 41 in Clifton Plan of record in Plat Book 57, Page 100, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gerard Ray Reine, a single man, by Special Warranty Deed from LaSalle Bank National Association, as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust 2007-4, Mortgage Loan Asset-Backed Certificates, Series 2007-4, by Home Loan Services, Inc., as Attorney-in-Fact, of record in Instrument No. 20081217-0120627, Register's Office for Davidson County, Tennessee, dated November 24, 2008 and recorded on December 17, 2008.

This is improved property known as **1010 43rd Avenue N, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters shown on Plan of record in Plat Book 57, Page 100, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 18th day of May, 2017.

Gerard Ray Reine

Gerard Ray Reine

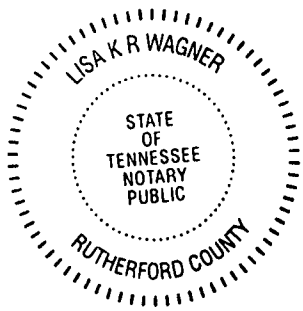
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Gerard Ray Reine, the bargainor, 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 purposes therein contained, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 18th day of May, 2017.

Lisa K R Wagner

Notary Public
My Commission Expires: Sept. 10, 2020



SolomonParks File No. 7017098
557 Sam Ridley Pkwy
Smyrna, TN 37167