WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8TH DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: May 22, 2019
(AFFIX SEAL)

MICHELLE LEE PEPPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-37824

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Allison Sweat	New Owner	172 12 0B 057.00
(NAME)	(NAME)	
5532 Seesaw Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Twenty-Four Thousand And No/100 Dollars ($324,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Mitchell Gray AKA **Robert Mitchell Gray, III, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Allison Sweat, a single woman**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 159 on the Plan of Section Five, Bradford Hills of record in Plat Book 7900, Page 6 and Book 7900, Pages 287 and 288, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Mitchell Gray aka Robert Mitchell Gray III by Warranty Deed from Patrick Henson and wife, Mellissa Henson aka Mellisa Henson dated March 31, 2015 and recorded April 6, 2015 as Instrument No. 20150406-0029831, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: FRN-172788SSO

BILL GARRETT, Davidson County
Trans:T20170050842 DEEDWARR
Recvd: 06/14/17 12:46 2 pgs
Fees:13.00 Taxes:1198.80
20170614-0059748

unimproved ☐

This is improved ☒ property, known as 5532 Seesaw Rd., Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, their 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.

Witness our hands this 8th day of June, 2017

Robert Mitchell Gray, III

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Robert Mitchell Gray, III, an unmarried man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of June, 2017.

Notary Public

My Commission Expires: 3/6/18

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires March 6, 2018

File Number: FRN-172788SSO