STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June, 2017.

Notary Public
MY COMMISSION EXPIRES:
File No. G17-8652D

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

BILL GARRETT, Davidson County
Trans:T20170055193 DEEDWARR
Recvd: 06/28/17 09:41 2 pgs
Fees:13.00 Taxes:684.50
20170628-0064900

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jerry G. Gross and William T. Gross (NAME)	new owners (NAME)	043-15-0-069.00
206 Farris Avenue (STREET ADDRESS)	(STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Ian M. Gray, a single man, and Rachel C. Short, a single woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jerry G. Gross and William T. Gross, wife and husband and Samuel Gregg and Julie Gregg, husband and wife, as Tenants in Common with Rights of Survivorship,** 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 in Davidson County, Tennessee, being Lot No. 38 and the north 1/2 of Lot No. 37 on the Map of ROCK HILL SUBDIVISION, BLOCK "A", described according to a copy of a survey made by Ewell Anderson, Surveyor, dated August 1945, as follows:

Beginning at a point in the west margin of Farris Avenue, at the common corner of Lots 38 and 39; thence westerly with the line between said lots, 200 feet; thence along the rear line of Lot No. 38 and part of Lot No. 37, southerly 75 feet to a point, thence easterly through the center of Lot No. 37, 200 feet to the westerly margin of Farris Avenue; thence with said Avenue, north 75 feet to the beginning.

BEING the same property conveyed to Ian M. Gray, a single man and Rachel C. Short, a single woman, as joint tenants with rights of survivorship from Allen Warrick and Maria Warrick, husband and wife, by Warranty Deed dated February 28, 2014, as Instrument No. 20140304-0018230, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 206 Farris Avenue, Madison, TN 37115.

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, have 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. Whenever 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/our hand(s) this 26th day of June, 2017.

X _____ June 26, 2017
Ian M. Gray Date

X _____ June 26, 2017
Rachel C. Short Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Ian M. Gray, a single man, and Rachel C. Short, a single woman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 26th day of June, 2017.

My Commission Expires: 3/27/18

_____
Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066