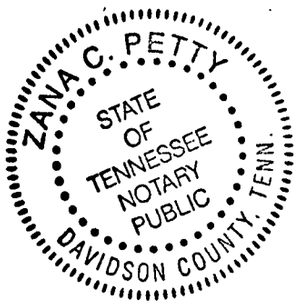
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 297,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of July, 2017

Notary Public:

MY COMMISSION EXPIRES: 7-2-18
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| James A. Gray | Navy Federal Credit Union | Parcel ID: |
| 5542 Oak Chase Drive | 5550 Heritage Oaks Dr. | 173040A37400 |
| Antioch, TN 37013 | Pensacola, FL 32526 | |

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 hereby acknowledged, we

**Tammi T. Gauldin,**
**unmarried**
hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
**James A. Gray , unmarried**
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. 342, on the Plan of Final Plat, Section Four, Oak Highlands, a Planned Unit Development, of record in Instrument Number 20040128-0010661, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Tammi T. Gauldin, an unmarried woman, by deed from S & Y Construction, Inc., a Tennessee Corporation, of record in Instrument 20050808-0093326, said Register's Office, dated August 2, 2005.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7350, Page 24 amended in Book 7367, Page 587; Book 8765, Page 77; Book 10181, Page 986; Book 10548, Page 501; Book 10548, Page 503; Instrument 20020725-0089130; Instrument 20020725-0089131; 20000428-0042354; and Book 7367, Page 615 amended in Book 8765, Page 90, said Register's Office.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20040128-0010661, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 5542 Oak Chase Drive, Antioch, TN 37013

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. 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.

BILL GARRETT, Davidson County
Trans:T20170059137 DEEDWARR
Recvd: 07/11/17 10:10 2 pgs
Fees:13.00 Taxes:1098.90
20170711-0069546

Witness my hand this 10th day of July, 2017.

Tammi T. Gauldin

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 Tammi T. Gauldin, 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 at Nashville, Tennessee, this 10th day of July, 2017.

My Commission Expires: 7.2.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.