File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 59034
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
William L. Gray, Jr. Lynn Gray 4899 Montrose Blvd. #1908 Houston, TX 77006	Capital Bank 12195 Metro Parkway, Suite 2 Fort Myers, FL 33966

TAX MAP PARCEL NUMBERS: 14507003400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$820,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William E. Martin and Jean C. Nelson, husband and wife,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **William L. Gray, Jr. and Lynn Gray , husband and wife,** hereinafter called the **Grantee**, Grantee's 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. 1 on the Plan of Amendment of Lot 33 of Hillmont Estates, Section Two & Hooke Subdivision of record in Book 8250, page 609, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Jean C. Nelson and William E. Martin, wife and husband, by Warranty Deed from C. Michael Ford and Nancy S. Ford, husband and wife, dated November 11, 1998 and recorded November 17, 1998, of record in Book 11207, page 655, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 8250, page 609, said Register's Office.

This is improved property, known as 5141 Granny White Pike, Nashville, TN 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

BILL GARRETT, Davidson County
Trans:T20170072822 DEEDWARR
Recvd: 08/22/17 14:39 2 pgs
Fees:13.00 Taxes:3034.00
20170822-0086220

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 10th day of August, 2017.

William E. Martin

Jean C. Nelson

State of Tennessee

County of Davidson

On this 10th day of August, 2017, before me the undersigned authority, personally appeared William E. Martin and Jean C. Nelson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $820,000.00.

Affiant

Sworn and subscribed before me this 10th day of August, 2017.

Notary

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019