WARRANTY DEED

Bill Garrett Davidson County
Batch# 2168 **DEEDWARR**
09/19/2017 10:20:52 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20170919-0095714

R-VRES-17-1197

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gray Pickney	**Northpointe Bank**	
(NAME)	(NAME)	**61-12-81.00**
1145 Riverwood Drive	**3333 Deposit Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Grand Rapids, MI 49546**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SARAH SUE DAVIES AND HUSBAND, DAVID M. DAVIES,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GRAY PICKNEY, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly 100 feet front of Lot No. 100 on the Map of Eastdale Place, as of record in Book 547, Pages 29 and 30, Register's Office for said County.

Said part of Lot No. 100 fronts 100 feet on the northerly side of Plymouth Avenue and runs back 343 feet on the easterly line and 344.3 feet, more or less, on the westerly line, to the northerly line of said subdivision, measuring 51.3 thereon.

Being the same property conveyed to Sarah Sue Davies and husband, David M. Davies, by Warranty Deed from Kimberly R. Adair and husband, Erik K. Adair, recorded July 7, 2009 in Instrument No. 20090707-0063314, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 547, Pages 29 and 30, Register's Office for Davidson County, Tennessee.
- County taxes for the years 2017 and subsequent years, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1145 Riverwood Drive, Nashville, Tennessee 37216**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 14th DAY OF SEPTEMBER, 2017.

Sarah Sue Davies by Emily Davies,
Attorney-In-Fact

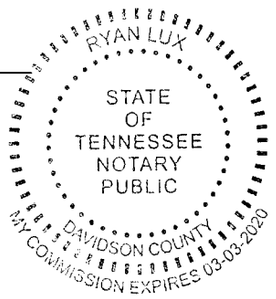
David M. Davies by Emily Davies,
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EMILY DAVIES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SARAH SUE DAVIES AND DAVID M. DAVIES, and who acknowledged he/she/they executed the same as the free act and deed of the said SARAH SUE DAVIES AND DAVID M. DAVIES.

Witness my hand and official seal, this the 14th of September, 2017.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212