This Instrument Prepared By:
R. Francene Kavin, Attorney
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Matthew T. Gray et ux
7321 Campton Rd.
Nashville, TN 37211

MORTGAGEE:
Pinnacle Bank
7651 Hwy. 70 South
Bellevue, TN 37221

Bill Garrett Davidson County
Batch# 41970 DEEDWARR
12/28/2017 08:48:42 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50
20171228-0131661

SEND TAX BILL TO:
Mortgagee

Map/Parcel
181010A15100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Daniel E. Elkins and Meryll R. Elkins, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Matthew T. Gray and Lauren E. Gray, husband and wife**, 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. 72** on the **Plan of Sugar Valley, Section Five**, as shown by plat and survey of record in Instrument #20001204-01118880, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Daniel E. Elkins and Meryll R. Elkins, husband and wife, by Warranty Deed dated April 28, 2017, from Michael M. Hall, an unmarried man, of record in Instrument #20170502-0043154, Register's Office for Rutherford County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2017 and subsequent years.

This is **improved** property known as **7321 Campton Rd., Nashville, Tennessee 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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **26th** day of **December, 2017.**

Daniel E. Elkins

Meryll R. Elkins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Daniel E. Elkins and Meryll R. Elkins, husband and wife**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 26th day of December, 2017.

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires: 10/31/2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $325,000.00.

AFFIANT

Subscribed and sworn to before me on this 26th day of December, 2017.

NOTARY PUBLIC

My Commission Expires: 10/31/2020

R. FRANCENE KAVIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY