WARRANTY DEED

Return to:
Attorneys Title Company, Inc.

Box 14
G30529-4

Bill Garrett Davidson County
Batch# 62615 DEEDWARR
02/27/2018 08:53:50 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20180227-0018128

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/9/21

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Garrett Grayson (NAME)	Garrett Grayson (NAME)	11801039300
800 Montrose Avenue (ADDRESS)	800 Montrose Avenue (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Nashville, TN 37204 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Cheryl D. Giles, unmarried, Deirdre G. Hamilton, married, Gregory L. Giles, married, Clenton N. Giles, unmarried and Tanya Y. Giles Hicks, married** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Garrett Grayson, and unmarried man** 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:

The property herein is not the place of residence of the Grantors or their spouses.
Clenton N. Giles in one and the same as Clinton N. Giles
Being the easterly part of Lot No. 16 on the Map of Montrose Park Subdivision as of record in Book 547, Page 25, Register's Office for said County, and described as follows:

Beginning at a point in the northerly margin of Montrose Avenue at the southeast corner of Lot No. 1 on the Map showing the Re-subdivision of Lots 14, 15 and parts of Lots 13 and 16, as of record in Book 2017, page 565, said Register's Office; thence with the easterly margin of said lot, north 30 degrees 15' West 203.4 feet to the northeast corner of said lot and in the south line of Lot No. 22 in the plan of record in Book 547, Page 25, said Register's Office; thence with south line of said lot, easterly 52 feet to a point in the westerly line of Lot 20; thence southerly with the westerly line of Lots 20, 19, 18 and 17, 201.2 feet to the northerly margin of Montrose Avenue; thence said Avenue westerly 62 feet to the beginning.

BEING the same property conveyed to Clinton Giles and Frances H. Giles, husband and wife by Deed dated June 30, 1995, from C. E. Smithson, widower of record in Book 9721, Page 434, said Register's Office for Davidson County, Tennessee. The said Clinton Giles and wife, Frances H. Giles conveyed their interest in said property by Quitclaim Deed dated January 15, 2009, to Frances H. Giles, Trustee of the Revocable Trust Agreement of Clinton Giles and Frances H. Giles, dated January 15, 2009 of record in Instrument No. 20090116-0004305, said Register's Office. Clinton Giles having predeceased Frances H. Giles on August 8, 2009, and Frances H. Giles has since died on February 1,2017. The said Cheryl D. Giles, Successor Trustee of the Revocable Trust Agreement of Clinton Giles and Frances H. Giles has since Quitclaimed her interest in said property by Quitclaim Deed dated June 15, 2017, to Cheryl D. Giles, Deirdre G. Hamilton, Gregory L. Giles, Clinton N. Giles and Tanya Y. Giles Hicks of record in Instrument No. 20170619-0061264, said Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 800 Montrose Avenue, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

This instrument is being executed on behalf of Deirdre G. Hamilton, pursuant to a Power of Attorney executed by her on February 24, 2018, of record in Instrument No. 20180227-0018126, said Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Tanya Y. Giles Hicks, pursuant to a Power of Attorney executed by her on the 24th day of February, 2018, of record in Instrument No. 20180227-0018127, said Register's Office for Davidson County, Tennessee.

Witness my/our hands this **26th day of February, 2018.**

Cheryl D. Giles

Deirdre G. Hamilton By: Cheryl D. Giles, Attorney-in-Fact

Gregory L. Giles

Clenton N. Giles is one and the same as Clinton N. Giles

Tanya Y. Giles Hicks, By: Cheryl D. Giles, Attorney-in-Fact

State of Tennessee
County of Davidson

On this 26th day of February, 2018, before me, a Notary Public, within and for the State and County aforesaid, personally appeared **Cheryl D. Giles, Gregory L. Giles and Clinton N. Giles*** the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed. * **is one and the same as Clenton N. Giles**

Witness my hand and official seal this 26th day of February, 2018.

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

On this **26th** day of **February, 2018,** before me, a Notary Public, in and for said State and County aforesaid, personally appeared before me **Cheryl D. Giles** with whom I am personally acquainted (or provided proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Deirdre G. Hamilton**, as Attorney-In-Fact, as **her** free act and deed.

Witness my hand and official seal this **26th** day of **February, 2018.**

Notary Public I. Dyke Tatum

My Commission Expires: 5/3/2021

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

On this **26th** day of **February, 2018,** before me, a Notary Public, in and for said State and County aforesaid, personally appeared before me **Cheryl D. Giles** with whom I am personally acquainted (or provided proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Tanya Y. Giles Hicks**, as Attorney-In-Fact, as **her** free act and deed.

Witness my hand and official seal this **26th** day of **February, 2018.**

Notary Public I. Dyke Tatum

My Commission Expires: 5/3/2021

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

File No.: 18-Family