This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

Record & Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Amy Gray
4013 Crestridge Dr
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 206158 DEEDWARR
03/15/2019 09:38:10 AM 2 pgs
Fees: $13.00 Taxes: $740.00
20190315-0023729

SEND TAX BILL TO:
Owner

MORTGAGEE:
Pinnacle Bank
150 3rd Ave. South, Suite 900
Nashville, TN 37201

MAP **132-02**
GROUP
PARCEL **014.00**

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, **James E. Gray, Sr.,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Amy Gray and James 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. 66 on the of Map of Brookhaven Estates, as shown by plat and survey of record in Book 1835, page 49, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Said Lot No. 66 fronts 160 feet on the north side of Crestridge Drive and runs back between lines, 285.8 feet on the west line and 260.0 feet on the east line to a dead line in the rear on which it measures 162.1 feet.

Being the same property devised to James E. Gray, Sr., by the Last Will and Testament of Gladys Gray Greer, deceased November 9, 2014, probated in the Probate Court of Davidson County, Tennessee, under Docket No. 14P-1920 and an Affidavit of Inheritance of Real Estate of record in Instrument No. 20150227-0017343, Register's Office for Davidson County, Tennessee

This is not, nor has it ever been, the primary residence of James E. Gray, Sr.

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 2019 and subsequent years.

This is **improved** property known as **4013 Crestridge Dr, Nashville, Tennessee 37204.**

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, GRANTOR does covenants with the said GRANTEES that he is lawfully seized 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; and, GRANTOR, does further covenant and bind himself, his 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 my hand this the **8th** day of **March, 2019.**

James E. Gray, Sr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

WITNESS my hand and official seal this 8th day of March, 2019.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 7/26/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $200,000.00

AFFIANT

Subscribed and sworn to before me on this 8th day of March, 2019.

NOTARY PUBLIC
My Commission Expires:

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

19-9313