Karen Johnson Davidson County
Batch# 270344 DEEDWARR
08/13/2019 08:15:30 AM 4 pgs
Fees: $23.00 Taxes: $1,147.00
20190813-0080471

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $310,000.00

Affiant

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

Notary Public
My commission expires: OCT 2 0 2020

KRISTEN M. TRAIN
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mike Saunders	New Owner	**10503007100**
1118 3rd Avenue South		
Nashville, TN 37210		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Jada Norfleet, Crystal Jarmon, Xavier Gray, Ivey Gray, III, Zavia Gray, Erica Gray, Nathan Gray and Lashanda Blivens

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mike Saunders

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 part of Lot No. 19 on the Map of John Nelson's addition as of record in Book 2, page 182, Register's Office for said County, to which reference is hereby made for a more complete description.

Said part of said lot fronts 40' on the East Side of 3rd Avenue, South, formerly College Street, and runs back between parallel lines, parallel to and 200' North of Chestnut Street, 131' more or less to an alley.

Being the same property conveyed to Janie M. Smith, unmarried, by Warranty Deed from Jessie Laura Owen, unmarried, dated September 5, 1985, of record in Book 6651, page 395, Register's Office for Davidson County, Tennessee. Janie M. Smith subsequently married Ivey L. Gray, Jr. Janie M. Smith aka Janie M. Wilhoite aka Janie M. Gray died intestate on October 4, 2018, leaving Ivey Gray, Jr., Jada Norfleet, Crystal Jarmon, Xavier Gray, Ivey Gray, III, and Zavia Gray as her sole heirs at law, as evidenced by Affidavits of Heirship of record in Instrument Nos. 20190813008046 7 & 20190813008046 8 Register's Office for Davidson County, Tennessee. Ivey L. Gray, Jr. died intestate on March 16, 2019, leaving Jada Norfleet, Crystal Jarmon, Xavier Gray, Ivey Gray, III, Zazia Gray, Erica Gray, Lashonda Blivens, and Nathan Gray as his sole heirs at law, as evidenced by Affidavits of Heirship of record in Instrument Nos.20190813008046 9&20190813008047 0Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 1118 3rd Avenue South, Nashville, TN 37210.

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 in 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.

Jada Norfleet Date: 8-8-19

Crystal Jarmon Date: 8/8/2019

Xavier Gray Date: 8/8/2019

Ivey Gray, III Date: 8/8/2019

Erica Gray Date: 8/8/2019

Nathan Gray Date: 8/8/19

Lashanda Blivens Date: 8-8-19

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Jada Norfleet, Crystal Jarmon, Xavier Gray, Ivey Gray, III, Erica Gray, Nathan Gray, and Lashanda Blivens, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8TH day of AUGUST, 2019.

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission Expires: 9/16/22

Zavia Gray Date: AUG. 8, 2019

STATE OF TN

COUNTY OF Hamilton

Personally appeared before me, a Notary Public of said County and State, Zavia Gray, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of August, _____.



Leslie Lynn
NOTARY PUBLIC

My Commission Expires: 9-13-2020

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER