G#32502-2

WARRANTY DEED

Karen Johnson Davidson County
Batch# 300911 DEEDWARR
10/15/2019 12:08:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20191015-0105508

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$600,000.00.**

Affiant

Subscribed and sworn to before me, this the 11th day of October, 2019.

Notary Public

My commission expires: 5/23/22
(AFFIX SEAL)

MELISSA CHISUM
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Scott Gray and Carol Gray	New Owner	**132 11 0 066 00**
754 Elysian Fields Road		
Nashville, TN 37204		

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

Lance V. Wise and Teresa Lee Wise, husband and wife

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

Scott Gray and Carol 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. 48 on the Plan of Elysian Fields, Section 1, as of record in Book 1424, Page 81, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Lance V. Wise and Teresa Lee Wise, husband and wife, by Warranty Deed dated February 17, 2012, from Gerald D. Neenan and wife, Jennifer A. Neenan, of record in Instrument No. 20120221-0014861, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 1424, Page 81, Register's Office for Davidson County, Tennessee; and,

2) Taxes for the current year which have been prorated between the parties and paid by the Grantors herein and Grantees assume any subsequent years, not yet due and payable.

This is improved property, known as: **754 Elysian Fields Road, Nashville, TN 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 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.

Witness my/our hand(s) this **11th** day of **October, 2019.**

Lance V. Wise

Teresa Lee Wise

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Lance V. Wise and Teresa Lee Wise, husband and wife,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **11th** day of **October, 2019.**

Notary Public

My Commission Expires: 11/3/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, Alyssa Rayne, 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.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Elizabeth Paschall, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Elizabeth Paschall

Notary's Signature

My Commission Expires: 05/30/2021

Notary' Seal (if on paper)

