Warranty Deed

Karen Johnson Davidson County
Batch# 573069 DEEDWARR
02/11/2021 09:55:55 AM 2 pgs
Fees: $13.00 Taxes: $1,063.75

20210211-0019657

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $287,500.00.

Affiant

Subscribed and sworn to before me, this the 8th day of February, 2021.

Notary Public

My commission expires: 7/1/23

SANDY McCOLLUM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Emily A. Kinder	Churchill Mortgage	142-09-0H-006.00-CO
8954 Sawyer Brown Road	1749 Mallory Ln. Suite 100	
Nashville, TN 37221	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WILLIAM E. GRAY AND JEAN P. GRAY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EMILY A. KINDER**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 8954, together with the Carport designated No. 8954-C, in River Plantation, Section IX, Phase 1, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section IX, Phase 1, Condominium Apartments, recorded in Book 7900, Page 98, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 8061, Page 341, as amended in Book 9326, Page 713 and Instrument No. 20041124-0140994, Register's Office for said County, to which reference is hereby made.

Being the same property conveyed to William E. Gray, Jr and Jean P. Gray, husband and wife by Warranty deed from Arleen L. Hodge, Trustee of the Arleen L. Hodge Living Trust U/A/D October 03, 2014 of record in Instrument No. 20160610-0058882 Register's Office for Davidson County, Tennessee, dated June 10, 2016 and recorded on June 10, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 8954 Sawyer Brown Road, Nashville, TN 37221, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 8th day of February, 2021.

William E. Gray by David Michael Gray, Attorney-in-fact
William E. Gray by David Michael Gray, Attorney-In-Fact

Jean P. Gray by David Michael Gray, Attorney-in-fact
Jean P. Gray by David Michael Gray, Attorney-In-Fact

STATE OF ALABAMA
COUNTY OF Mobile

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named David Michael Gray, as Attorney-in-Fact for William E. Gray and Jean P. Gray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6 day of February, 2021.

MELODY BAKER GRAY NOTARY PUBLIC ALABAMA STATE AT LARGE

Melody Baker Gray
Notary Public

My Commission Expires: _____

NOTARY PUBLIC STATE OF ALABAMA

MELODY BAKER GRAY
My Commission Expires
July 10, 2023