THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 210233243** Karen Johnson Davidson County Batch# 588594 **DEEDWARR** 03/10/2021 10:55:50 AM 2 pgs Fees: $13.00 Taxes: $1,054.50 20210310-0031347	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $285,000.00. Affiant Subscribed and sworn to before me this 8th day of March, 2021. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY Notary Public My Commission Expires: MY COMMISSION EXPIRES DECEMBER 15, 2021

WARRANTY DEED

Address New Owner: Danny Z. Gray and Yolanda N. Gray PO Box 78820 Nashville, TN 37207	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 150-02-0-312.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jennifer Ellis Cagle, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Danny Z. Gray and Yolanda N. Gray, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Addition of Lots 22 & 23 to Castlegate-Section 5 of record in Plat Book 6200, Page 570, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jennifer Ellis Cagle by QuitClaim deed from Marshall L. Hix of record in Instrument No. 20180131-0009809 Register's Office for Davidson County, Tennessee, dated June 12, 2014 and recorded on January 31, 2018. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 3201 Bluewater Trace Nashville, Tennessee 37217.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6200, Page 570, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 9263, Page 221, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 3201 Bluewater Trace Nashville TN 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of March, 2021.

Jennifer Ellis Cagle

Keith Cagle

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jennifer Ellis Cagle and Keith Cagle, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of March, 2021.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022