This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path, Suite 2
Hendersonville, TN 37075
615-822-8332 – phone
615-822-8172 - fax

Karen Johnson Davidson County
Batch# 677035 DEEDWARR
07/15/2021 08:53:52 AM 2 pgs
Fees: $13.00 Taxes: $1,831.50
20210715-0095060

WARRANTY DEED

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 ACKNOWLEDGED, WE, **RACHEL MCCANN and JOSHUA GRAY, WIFE AND HUSBAND**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GARRISON HAYES and SIMONE MARSHALL, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SETERLY ONE-HALF OF LOT NO. 104 ON THE PLAN OF INGLEWOOD PLACE OF RECORD IN PLAT BOOK 332, PAGE 101, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

SAID PART OF LOT NO. 104 FRONTS 50.0 FEET ON THE SOUTHERLY SIDE OF GREENFIELD AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES 189.75 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO RACHEL MCCANN AND JOSHUA GRAY, WIFE AND HUSBAND BY WARRANTY DEED FROM J. DIANE DURRETT, UNMARRIED, DATED DECEMBER 29, 2014, RECORDED DECEMBER 31, 2014 OF RECORD IN INSTRUMENT NO. 20141231-0119330, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 1216 GREENFIELD AVENUE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and

representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, 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.

Witness our hands this 7th day of July, 2021.

Rachel McCann
RACHEL MCCANN

Joshua Gray
JOSHUA GRAY

STATE OF TN
COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **RACHEL MCCANN and JOSHUA GRAY**, the within named bargainors, 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.

DONE at offices in Hendersonville (City), TN, on this the 7th day of July, 2021.

NOTARY PUBLIC
My commission expires: 7-2-24

DAVID KINBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TN
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is **$495,000.00.**

Affiant

Subscribed and sworn to before me, this the 7th day of July, 2021.

NOTARY PUBLIC
My commission expires: 7-7-21

DAVID KINBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address New Owner(s) as follows:
GARRISON HAYES
SIMONE MARSHALL
1216 GREENFIELD AVENUE
NASHVILLE, TN 37216

Send Tax Bills To:
Same as above

Map and Parcel Number(s): 072030/304.00