40-A

File No. 250501973

# WARRANTY DEED

ELAINE PHELPS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires November 22, 2008

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,125.00

Carla Ward
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MAY, 2005.

Elaine Phelps
Notary Public

MY COMMISSION EXPIRES: 11/22/08
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/26/05 15:31 2 pgs
Fees:13.00 Taxes:329.76
20050526-0059728

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Katherine J. Stevenson | Guaranty Trust Company | Map and Parcel 162-06-O-C 005.00-CO |
| (NAME) 5515 Countrywide Drive #5 | (NAME) 316 Robert Rose Drive | |
| (ADDRESS) Nashville, TN 37211 | (ADDRESS) Murfreesboro, TN 37129 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Darren B. Ray**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Katherine J. Stevenson, an Unmarried Person**, HEREINAFTER CALLED THE GRANTEE(S), Her 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 TOWNHOUSE No. 5, on the plan of condominium site of HICKORY VALLEY CONDOMINIUMS, of record in Plat Book 4460, Page 27, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Hickory Valley Condominiums, a horizontal property regime established by Master Deed of record in Book 4521, page 574, and Clarification of Master Deed of record in Book 5001, page 394, as amended in Book 8466, page 263, Book 10597, page 675 and re-recorded in Book 10645, page 743, said Register's Office

Being the same property conveyed to Darren B. Ray by deed from Mayme Lee Cecil, Unmarried of record in Deed Book 9750, page 652, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 4521, page 574, and Clarification of Master Deed of record in Book 5001, Page 394 as amended in Book 8466, Page 263, Book 10597, page 675 and re-recorded in Book 10645, page 743, Register's Office for said County.

**Denise Ray joins in this conveyance to convey any and all rights she may have in this property.**

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 5515 Countrywide Drive #5, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), Her heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), Her 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 25th day of May, 2005.

Darren B. Ray by J Sherrill ATTORNEY IN FACT
Darren B. Ray

Denise Ray by J Sherrill ATTORNEY IN FACT
Denise Ray

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this the 25th day of May, 2005, before me personally appeared Joi Sherrill, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Darren B. Ray and Denise Ray, and who acknowledged that Joi Sherrill executed the same as the free act and deed of the said Darren B. Ray and Denise Ray by virtue of that Power of Attorney, duly executed by the said Darren B. Ray and Denise Ray and appearing of record in Book _____, page _____, of Register's Office of Rutherford County, Tennessee.

Witness my hand and official seal at Smyrna, Tennessee, this 25th day of May, 2005.

My Commission Expires: 1/25/06

My Commission Expires Jan. 25, 2006

Notary Public JEFF FARRIS

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

**File Number: 250501973**

**RETURN TO:**
Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167