WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/16/05 09:24 2 pgs
Fees:13.00 Taxes:257.52

20050616-0068898

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF June, 2005.

Notary Public

MY COMMISSION EXPIRES: 9-24-05

(AFFIX SEAL)

JAMES L. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 24, 2005

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title and Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Pilkinton	SAME	MAP 060-02-0/ PARCEL 023
(NAME)	(NAME)	
3103 Brick Church Pike		
(ADDRESS)	(ADDRESS)	
Nashville TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Eva P. Ray**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew Pilkinton**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 46 on the Plan of Parkwood Estates, Section I, as of record in Book 2900, page 120, Register's Office of Davidson County, Tennessee.

Said Lot fronts 81.5 feet on the east side of Brick Church Pike and runs back 110.1 feet on the south line and 137.5 feet on the north line, to a dead line and measures 86.1 feet.

Being the same property conveyed to Ross L. Ray and wife, Eva P. Ray by warranty deed of Willie M. Cable and wife, Betty C. Cable, of record in Book 5367, page 567, said Register's Office. Said Ross L. Ray deceased January 23, 1986 with Eva P. Ray being the surviving tenant; therefore by due operation of law title is vested in Eva P. Ray.

THIS CONVEYANCE IS SUBJECT TO: (1) 2005 County Taxes constitute a lien against said property, but are not yet due and payable. Said taxes have been prorated as of the date of this instrument with Grantors paying said prorata portion thereof to Grantees who will be responsible for payment of said taxes when due and payable. (2) Plan of record in Parkwood Estates, Section 1, of record in Plat Book 2900, page 120, Register's Office of Davison County, Tennessee. (3) Easement granted to Metro Government of Nashville and Davidson County, Tennessee, of record in Book 9952, page 351, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3103 Brick Church Pike, Nashville, TN

(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 hand this 3rd day of June, 2005.

Eva P. Ray

Eva P. Ray

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Eva P. Ray, 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 foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 3rd day of June, 2005.

Commission expires:

JAMIE L. TAYLOR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TN
MY COMMISSION EXPIRES SEPTEMBER 24, 2005

Notary Public

RETURN TO:
Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214

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