# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/05/06 09:10 2 pgs
Fees:13.00 Taxes:1295.00

20060105-0001376

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6 DAY OF January 200 06

Notary Public

MY COMMISSION EXPIRES: 11/2/2006

(AFFIX SEAL)

JACKSON, SHILTON II Notary At RUTHERFORD COUNTY, TN

**THIS INSTRUMENT WAS PREPARED BY**
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Suzanne Ray | WMC Mortgage Corporation | 130-8-93 |
| (NAME) | (NAME) | |
| 3811 Trimble Road | 3100 Thornton Avenue | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | Burbank, CA 91504 | |
| (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, **R. Jack Karnes, Jr. and Virginia P. Karnes Trustees under the R. Jack Karnes, Jr. and/or Virginia P. Karnes Revocable Living Trust dated June 3, 2003**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Suzanne Ray and husband, Steven Ray**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 29 on the Plan of Sharber's Harding Place Subdivision not of record, and described as follows:

Beginning at a point in the southerly margin of Trimble Road at the corner of Lots Nos. 28 and 29; thence with the line between said lots, southerly 349 feet to a point, the corner of Lots Nos. 8 and 9; thence with the line between Lots 29 and 8, easterly 100 feet to the corner of Lots 7, 8, 29 and 30; thence with the line between Lots 29 and 30, northerly 341 feet to the southerly margin of Trimble Road; thence with the margin of the same, westerly 100 feet 5 inches to the beginning.

BEING the same property conveyed to The R. Jack Karnes, Jr. and/or Virginia P. Karnes Revocable Living Trust through R. Jack Karnes, Jr. and Virginia P. Karnes, Trustees by deed from R. Jack Karnes, Jr. and Virginia P. Karnes of record in Instrument No. 20030610-0079544, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 3811 Trimble Road, Nashville, TN 37215

(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 30th day of December 2005

The R. Jack Karnes, Jr. and/or Virginia P. Karnes Revocable Living Trust dated June 3, 2003

By: Virginia P. Karnes
Virginia P. Karnes, Trustee

By: R. Jack Karnes Jr. by Virginia P. Karnes POA
R. Jack Karnes, Jr., Trustee by Virginia P. Karnes, his Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Virginia P. Karnes, the 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.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of January, 2006.

Commission expires:

NOTARY PUBLIC
AT LARGE
Denise White
My Commission Expires
July 19, 2008
STATE OF TENNESSEE

Denise White

Notary Public

State of Tennessee
County of Davidson

Personally appeared before me, Virginia P. Karnes, Attorney in Fact for R. Jack Karnes, Jr., with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact for the said R. Jack Karnes, Jr. and is authorized pursuant to a written power of attorney, to execute this instrument on behalf of R. Jack Karnes, Jr.

Witness my hand, at office, this 3rd day of January, 2006.

My Commission Expires:_____

Notary Public

NOTARY PUBLIC
AT LARGE
Denise White
My Commission Expires
July 19, 2008
STATE OF TENNESSEE