WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

DAWN D. CHASE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires April 20, 2010

THIS INSTRUMENT WAS PREPARED BY
HomePlace Title, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 12/07/06 10:20 2 pgs
Fees:13.00 Taxes:384.43
20061207-0151331

20060393

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gina E. Ball	SunTrust Mortgage, Inc.	096-10-0-0 229.00
(NAME)	(NAME)	
2927 Dunmore Drive	201 4th Avenue North/7th Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37219	
(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, **Terry V. Ray and Cathy R. Billington and Linda Beth Harper Lafever (formerly known as Linda Beth Harper) and Dan C. Ray**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gina E. Ball, a married woman**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 384 on the plan of Cloverhill, Section VII, as of record in Book 2133 at page 92, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Cleamon W. Ray and Mary B. Ray, husband and wife, by Warranty Deed dated May 7, 1990 from Steve Billington and wife, Cathy R. Billington, of record in Book 8106, Page 509, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated December 14, 1993 and recorded in Book 9190, page 970, said Register's Office, Cleamon W. Ray conveyed all of his right, title and interest retaining a life estate in subject property to Terry V. Ray, Cathy R. Billington, Linda Beth Harper, and Dan C. Ray. The said Cleamon W. Ray having since died on September 19, 2003.

SUBJECT PROPERTY IS NOT NOR HAS EVER BEEN PRINCIPAL RESIDENCE OF GRANTORS.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2927 Dunmore Drive, Donelson, TN 37214

(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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, 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 our hands this 30th day of November, 2006.

Linda Beth Harper Lafever

Linda Beth Harper Lafever

Dan C. Ray

Dan E. Ray

c.o.a.

Terry V. Ray

Terry V. Ray

Cathy R. Billington

Cathy R. Billington

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 Terry V. Ray and Cathy R. Billington and Linda Beth Harper Lafever and Dan E. Ray the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee this 30th day of November, 2006.

Commission expires: 1-14-08

Susan B. Mott

Notary Public

Susan B. Mott
State of Tennessee Notary Public
Williamson, County

RETURN TO:

HomePlace Title, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027