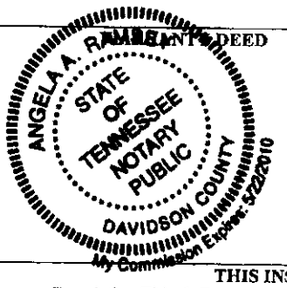
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1ST DAY OF MARCH, 2009 2nd APRIL

Notary Public

MY COMMISSION EXPIRES: 5/22/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9045 Carothers Parkway, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Wayne Ray	Magna Bank	Map 135-12, Group E, Parcel 12.00
(NAME) 2422 Nashboro Blvd. Unit #212	(NAME) P.O. Box 17257	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Memphis, TN 38187	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Linda P. Decker, unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Timothy Wayne Ray, unmarried,** 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:

Being Unit 212, as shown on the Plan of Phase One, NASHBORO VILLAGE AT FAIRWAY POINTE Tract 21 of record in Book 4660, page 159, as amended in Instrument No. 20031118-0168332, and as now included in the Horizontal Property Regime, Private Elements, Nashboro-Fairway Pointe, Register's Office for Davidson, County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Linda P. Decker, unmarried, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated December 10, 2004 and recorded in Instrument No. 20041214-0148666, Register's Office for Davidson County, Tennessee.
This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 2422 Nashboro Blvd., Unit #212, Nashville, TN 37217

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, has 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.

BILL GARRETT, Davidson County
Trans: T20090022532 DEEDWARR
Recvd: 04/06/09 08:43 2 pgs
Fees: 13.00 Taxes: 425.50



20090406-0030829

Witness our hands this 31st day of March, 2009.

/ Linda P. Decker

Linda P. Decker

STATE OF TENNESSEE
COUNTY OF ____

Personally appeared before me, the undersigned authority, **Linda P. Decker**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of March, 2009.

Notary Public

My commission expires: _____

CHRIS CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011