WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090066571 DEEDWARR
Recvd: 09/30/09 14:01 2 pgs
Fees:13.00 Taxes:599.40
20090930-0090833

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 3-7-11

(AFFIX SEAL)

KITTIE L. HENDRICKSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Neely H. Sims & Damon Z. Ray	**Wells Fargo Home Mortgage N.A.**	**MAP 73-5**
(NAME) **2910 Shadow Lane**	(NAME) **P.O. Box 5708**	**PARCEL 99**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) **Springfield, OH 45501-5708**	
(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, I, **KATHLEEN MARR, A SINGLE PERSON** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NEELY H. SIMS, A SINGLE PERSON AND DAMON Z. RAY, A SINGLE PERSON** 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:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Riverwood Heights, Section 6, as of record in Plat Book 2330, page 139, Registers' Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Mary K. Marr, an unmarried person and Kathleen Marr, an unmarried person, as tenants in common with the right of survivorship by Warranty Deed from Charles Appleton, married and Wayne Bryant, married of record in Instrument No. 20050308-0025712, Register's Office for Davidson County, Tennessee. The said Mary K. Marr having died April 14, 2006, thereby vesting title as Kathleen Marr, a single person as surviving tenant.

unimproved ☐

This is improved ☒ property, known as **2910 Shadow Lane, Nashville, TN 37216**

(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 28th day of September, 2009.

Kathleen Marr

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Kathleen Marr, a single person, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of September, 2009.

Commission expires:



Notary Public