File No. 290900216

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 05/03/2010

AFFIX SEAL

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Davidson County DEEDWARR
Recvd: 10/02/09 14:55 3 pgs
Fees:18.00 Taxes:513.93
20091002-0091878

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clark W. Johnson	Mortgage Investors Group	04215001100
(NAME)	(NAME)	
117 South Graycroft Avenue	8320 E. Walker Springs Lane	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, Tommy D. Ray Sr. and Rowena R. Ray, husband and wife, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Clark W. Johnson, an unmarried man, hereinafter called the grantee(s), Their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in the 11th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of Graycroft Road, at a point 200 feet south of the southwest corner of the property conveyed to Elsie O. Dunn by deed from Cumberland Development Company, a Tennessee Corporation, as of record in Book 1970, Page 585, Register's Office for said County, thence with the easterly margin of said Road, South 2 degrees, 45 minutes East 100 feet to a point; thence South 87 degrees, 15 minutes East 269.3 feet more or less to a point on the westerly line of Block "C" on an unrecorded Map of Marthonna; thence with the westerly line of Block "C" North 2 degrees, 50 minutes West 100 feet to a point; thence North 87 degrees, 15 minutes West 269.1 feet, more or less to the point of beginning.

Being the same property conveyed to Tommy D. Ray, Sr. and Rowena R. Ray, husband and wife by Warranty Deed dated October 22, 2003 from Donald M. Blanton, a married person and William Thomas Blanton, an unmarried person, and filed of record in Instrument No. 20031028-0158762, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tommy D. Ray, Sr. and Rowena R. Ray, husband and wife by Warranty Deed dated October 22, 2003 from Donald M. Blanton, a married person and William Thomas Blanton, an unmarried person, and filed of record in Instrument No. 20031028-0158762, Register's Office for Davidson County, Tennessee.

Sanitary Sewer and/or Storm Drainage Easement of record in Book 5594, Page 575, said Register's Office.

Right-of-way + Maintenance Easement of record in Book 7436, Page 588, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 117 South Graycroft Avenue, Madison, TN 37115
(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(S), Their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hands this 30th day of September, 2009.

Tommy D. Ray Sr.

Rowena R. Ray

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Tommy D. Ray Sr. and Rowena R. Ray, husband and wife the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 30th day of September, 2009.

Commission expires: 05/03/2010

Notary Public

JENIFER L. WISE
STATE
OF
TENNESSEE
NOTARY
PUBLIC
WILSON COUNTY

File Number: 290900216

RETURN TO:

Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 20, 2011

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