03

Guaranty Title

File No. 210020348

WARRANTY DEED

STATE OF TN
COUNTY OF ~~WILSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MARCH, 2010.

Notary Public

MY COMMISSION EXPIRES: 2/11/13
(AFFIX SEAL)

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

BILL GARRETT, Davidson County
Trans:T20100018286 DEEDWARR
Recvd: 03/29/10 14:29 2 pgs
Fees:13.00 Taxes:407.00
20100329-0023381

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
John J. Kennedy	**FRANKLIN AMERICAN MORTGAGE CO.**	096-10-0-245.00
(NAME) 703 Braidwood Dr.	(NAME) **501 CORPORATE CENTRE DR., #400**	
(ADDRESS) Nashville, TN 37214	(ADDRESS) **FRANKLIN, TN 37067**	
(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, Terry V. Ray, married, Cathy R. Billington, married, Linda Beth Harper, married and Dan C. Ray, married remainder interest in life estate to Cleamon W. Ray, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto John J. Kennedy, 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:

BEING Lot No. 327 on the Plan of CLOVERHILL, SECTION NO. V, as shown by plat of record in Plat Book 2133, Page 88, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Terry V. Ray, Cathy R. Billington, Linda Beth Harper and Dan C. Ray, remainder interest in life estate to Cleamon W. Ray by QuitClaim Deed dated December 14, 1993, from John Aaron Holt, Trustee and filed for record on December 17, 1993, in Book 9190, Page 966, Register's Office for said County. And previously being the same property conveyed to John Aaron Holt, Trustee by same QuitClaim Deed dated December 14, 1993, from Cleamon W. Ray and a remainder interest in Terry V. Ray, Cathy R. Billington, Linda Beth Harper and Dan C. Ray, for the express purpose of making a re-conveyance to create a life estate in Cleamon W. Ray, and filed for record on December 17, 1993, in Book 9190, Page 966, Register's Office for said County. The said Cleamon W. Ray having since died.

Subject to all matters as set forth on the plat of record in Plat Book 2133, Page 88, Register's Office of said County.

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 703 Braidwood Dr., Nashville, 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(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 24th day of March, 2010.

Linda Beth Harper

Terry V. Ray

Dan C. Ray

Cathy R. Billington

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Terry V. Ray, Cathy R. Billington, Linda Beth Harper and Dan C. Ray, remainder interest in life estate to Cleamon W. Ray 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 this24th day of March , 2010.

Commission expires: 11/5/2012

Notary Public

File Number: 210020348

RETURN TO:

Cumberland Title

13026 Lebanon Road, Suite 100

Mt. Juliet, TN 37122