BILL GARRETT, Davidson County
Trans:T20120022778 DEEDWARR
Recvd: 03/29/12 10:18 2 pgs
Fees:13.00 Taxes:777.00
20120329-0026669

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 12020320** EMBER DUNN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 9, 2014	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $210,000.00. Affiant Subscribed and sworn to before me, this 28th day of March, 2012. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: William J. Ray and Mary M. Ray 107 Brookdale Drive Glasgow, KY 42141	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 91-16-100.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Eric E. Reading, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William J. Ray and Mary M. Ray, Husband and Wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Westerly 40 feet of Lot No. 305 of Block 14, on the Map of Charlotte Park Company's First Addition to Nashville, of record in Book 57, Page 103, Register' Office for Davidson County, Tennessee.

Said part of Lot No. 305 fronts 40 feet on the Northerly margin of Nevada Avenue and extends back between parallel lines, 180 feet to an alley.

Being the same property conveyed to Eric E. Reading by Warranty Deed from William Folk Murphy, unmarried, recorded on the 18th day of December, 2002 in Instrument No. 20021218-0156239, in the Register's Office of Davidson County, Tennessee.

Subject property is not the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ON THE MAP OF CHARLOTTE PARK COMPANY'S FIRST ADDITION TO NASHVILLE, as recorded in Plat Book 57, Page(s) 103.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 4404 Nevada Ave Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of March, 2012.

E E R
*Eric E. Reading

STATE OF CALIFORNIA)
COUNTY OF San Francisco

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Eric E. Reading, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of March, 2012.

Rebecca L. Voigt
*Notary Public

My Commission Expires: 04/09/2013

REBECCA L. VOIGT
Commission # 1843820
Notary Public - California
San Francisco County
My Comm. Expires Apr 9, 2013