This instrument was prepared by **JOEL D. RAGLAND** of the law firm of Harvill, Ross, Hogan & Ragland, 107 North Third Street, Post Office Box 925, Clarksville, Tennessee 37041-0925.

**MAIL TAX STATEMENTS TO:**

Mary D. Neely
634 Potomac Dr.
Clarksville, TN 37043

**OWNER AND PROPERTY ADDRESS:**

Mary D. Neely
1211 Seventh Ave. N.
Nashville, TN 37208

Map 82-13
Parcel 160

BILL GARRETT, Davidson County
Trans:T20120070606 DEEDWARR
Recvd: 09/19/12 11:27 2 pgs
Fees:13.00 Taxes:86.33
20120919-0085112

**JO ANN WRAY**

**TO: CASH WARRANTY DEED**

**JO ANN WRAY, ET AL**

**FOR A CASH CONSIDERATION**, this day in hand paid, the receipt of which is acknowledged, **JO ANN WRAY**, as **Grantor** and in this deed called the "**Grantor**", has this day bargained and sold and does transfer and convey unto **JO ANN WRAY, MARY D. NEELY and KELLY C. MCGAUGHY-PHILLIPS, Grantees** and in this deed called the "**Grantee**", as tenants in common with rights of survivorship, and to **Grantee's** heirs and assigns forever, the following described real estate, together with any and all improvements located on the real estate, situated in Davidson County, Tennessee, to-wit:

> Being the southerly half of Lot No. 118 in D.T. McGavock's First Addition to Nashville, as of record in Book No. 10, Pages 606 to 610 inclusive, in the Register's Office for Davidson County, Tennessee, said part of Lot No. 118 fronts 50 feet on the west side of Seventh Avenue, formerly Vine Street, and runs back between parallel lines 152 feet, more or less, to an alley.
>
> This being the same real estate conveyed to Hallie Wray, a widow, by deed of record in Book 1627, Page 84, in the Register's Office for Davidson County, Tennessee. Hallie Wray died testate in 1965, and pursuant to her Will of record in Will Book 83, Page 220, in the Probate Clerk's Office for Davidson County, Tennessee, she devised the property to her daughters, Jo Ann Wray and Elizabeth Wray. Elizabeth Wray died intestate in August, 2009, unmarried, and without issue, being surviving by Jo Ann Wray, her only sister, as her sole heir-at-law.

**TO HAVE AND TO HOLD** said real estate together with any and all improvements thereon unto **Grantees**, as tenants in common, and to **Grantees'** heirs and assigns forever.

**SUBJECT** to the terms, matters and conditions as shown on the aforementioned plat of record, **GRANTOR COVENANTS** that **Grantor** is lawfully seized and possessed of said real estate; that **Grantor** has a good and lawful right to convey the same; that this real estate is

unencumbered; and, that **Grantor** will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

**POSSESSION** will be given upon delivery of this deed.

**THE REAL ESTATE AD VALOREM TAXES** for the current year are to be pro-rated between the parties.

**IN WITNESS WHEREOF**, Grantor has affixed Grantor's signature on this the 19th day of September, 2012.

**GRANTOR:**

JO ANN WRAY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the State and County aforesaid, **JO ANN WRAY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained on this 19th day of September, 2012.

NOTARY PUBLIC

JACOB THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
SEAL

My Commission Expires: Nov. 7, 2012.

**STATE OF TENNESSEE**
**COUNTY OF MONTGOMERY**

As required by Tennessee Code Annotated Section 67-4-409 (a)(6)(A), the undersigned being **Grantee**, **Grantee's** agent or a trustee acting for **Grantee**, after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $23,333.34.

**SWORN AND SUBSCRIBED TO** before me on this the ____ day of _____, 2012.

**AFFIANT**

**NOTARY PUBLIC** **SEAL**

My Commission Expires: _____.

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**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS**
$23,333.34
AFFIANT
**SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE** 19 **DAY OF** September **20** 12
Deputy Register