This Instrument Prepared By:
Thomas I. Bottorff, Attorney
2 Cadillac Drive
Brentwood, TN 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Andrew Terrell & Daniel Terrell
PO Box 158313
Nash., TN 37215

SEND TAX BILL TO:
Owner

MORTGAGEE:
Jesse M. Ray, Jr and Estelle C. Ray
624 Melanie Park Ct
Ashland City, TN 37015

MAP 83-15
GROUP
PARCEL 152.00

BILL GARRETT, Davidson County
Trans:T20130018631 DEEDWARR
Recvd: 03/07/13 08:31 3 pgs
Fees:18.00 Taxes:444.00
20130307-0022656

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jesse M. Ray, Jr. and wife, Estelle C. Ray,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Andrew P. Terrell and Daniel J. Terrell,** 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. 177 on the Plan of Fortland Park, Section 2, of record in Plat Book 2900, page 40, Register's Office, Davidson County, Tennessee.

Said Lot No. 177 fronts 80 feet on the southeasterly side of Hody Drive and runs back between lines 165 feet on the northeasterly side and 170.1 feet on the southwesterly side to a dead line in the rear which measures 69.4 feet.

Being the same property conveyed to Jesse M. Ray, Jr. and wife, Estelle C. Ray by deed dated February 8, 1965 from Village Builders, Inc. of record in Book 3858, page 731, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **2713 Hody Dr, Nashville, Tennessee 37206.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the **1st** day of **March, 2013.**

Jesse M. Ray, Jr.

Jesse M. Ray, Jr.

Estelle C Ray

Estelle C. Ray

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jesse M. Ray, Jr. and wife, Estelle C. Ray**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 1st day of March, 2013.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/3/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $120,000.00.

AFFIANT

Subscribed and sworn to before me on this 1st day of March, 2013.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/3/2016