BILL GARRETT, Davidson County
Trans:T20130044283 DEEDWARR
Recvd: 05/28/13 14:33 2 pgs
Fees:13.00 Taxes:351.50
20130528-0053608

This Instrument Prepared By:

Frank K. Dale, Attorney
Columbia, TN 38401
Prepared from information provided by the parties, without benefit of a title examination.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **JUDITH R. RAY, FORMERLY KNOWN AS JUDITH R. WOODRUFF,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **BILLY W. RAY,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys to SECOND PARTY the following described property:

> Land in Davidson County, Tennessee, described as follows: Being Lot No. 12 on the Plan of Revised Bell Forge Village, III, Section Five, of record in Book 6900, Page 632, as amended in Book 7524, Page 552, and Book 7809, Page 936, Register's Office, Davidson County, Tennessee, to which plans reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Judith R. Woodruff by deed of record in Instrument No. 20061129-0146960, Register's Office of Davidson County, Tennessee. See also deed of record in Instrument No. 20040611-0069411, Register's Office of Davidson County, Tennessee.
>
> Legal Description obtained from prior deed.
>
> This property is shown on the tax records of Davidson County, Tennessee, as MAP 163, GROUP 11C, PARCEL 12.
>
> FIRST PARTY certifies that this property is not and has never been used by FIRST PARTY or a spouse of FIRST PARTY as a principal place of residence.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY, together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS that it is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered, except for current year's property taxes and any restrictions and easements of record.

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FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to the above described property unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 24th day of May, 2013.

Judith R. Ray
Judith R. Ray, F/K/A Judith R. Woodruff

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned Notary Public of said state and county, **JUDITH R. RAY, FORMERLY KNOWN AS JUDITH R. WOODRUFF,** the within named bargainor, 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 and expressed.

FRANK K. DALE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

WITNESS my hand and seal at office in Columbia, Tennessee, this 24th day of May, 2013.

My commission expires:
March 21, 2017

Frank K Dale
Notary Public

STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$95,000.00.**

FRANK K. DALE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Billy W Ray
Affiant

Sworn to and subscribed to before me, this 24th day of May, 2013.

Frank K Dale
Notary Public

My commission expires:
March 21, 2017

PERSON OR AGENCY RESPONSIBLE FOR TAXES:

Same

NAME AND ADDRESS OF PROPERTY OWNERS:

1452 Cliff Amos Rd.
Spring Hill, Tn. 37174

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