WARRANTY DEED

G-RA-13-550-F110

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF May, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael T. Metcalf	NEW OWNER (NAME)	
550 Harding Place #F110 (ADDRESS)	2993 HEMINGWAY LANE (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	LEXINGTON, KY 40513 (CITY) (STATE) (ZIP)	147-2-B-112.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MATTHEW S. RAY, MARRIED , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL T. METCALF, A SINGLE PERSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT F110, CALDWELL COURT CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 6188, PAGE 744, AMENDED IN BOOK 10016, PAGE 185 AND INSTRUMENT NOS. 20070509-0055551 AND 20071011-0120947, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO MATTHEW S. RAY, UNMARRIED BY WARRANTY DEED FROM L. NASHON G. FONDREN, MARRIED, RECORDED ON THE 15TH DAY OF OCTOBER, 1999 IN DEED BOOK 11705, PAGE 759, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

MATTHEW S. RAY HAVING SINCE MARRIED. THE ABOVE DESCRIBED PROPERTY HAS NEVER BEEN THE PRINCIPAL MARITAL RESIDENCE FOR MATTHEW S. RAY.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD IN BOOK 6188, PAGE 744, BOOK 10016, PAGE 185, INSTRUMENT NO. 20070509-0055551, INSTRUMENT NO. 20071011-0120947; CHARTER OF THE HOA OF RECORD IN BOOK 6188, PAGE 452 AND INSTRUMENT NO. 20070103-0001049; EASEMENTS OF RECORD IN BOOK 4895, PAGE 829, BOOK 8922, PAGE 238 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 550 Harding Place #F110, Nashville, Tennessee 37211
(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.

BILL GARRETT, Davidson County
Trans:T20130044529 DEEDWARR
Recvd: 05/29/13 10:08 2 pgs
Fees:13.00 Taxes:37.00
20130529-0053858

Witness my/our hand(s) this 23rd day of May, 2013.

Matthew S. Ray

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew S. Ray, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of May, 2013.

Notary Public

My Commission Expires:

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903