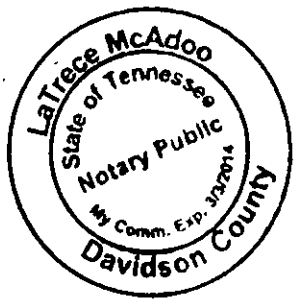
Bk:13
Fle#7270

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of August, 2013.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael L. Ray	Franklin Synergy Bank	14616018500
(NAME)	(NAME)	BILL GARRETT, Davidson County
5105 Pritchett Drive	3301 Aspen Grove Dr Ste 200	Trans: T20130074854 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 08/29/13 10:41 2 pgs
Nashville, TN 37220-2005	Franklin TN 37067	Fees: 13.00 Taxes: 1137.75
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20130829-0091261

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **William G. Taylor, III and wife, Rebecca T. Taylor**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Michael L. Ray and Peggy A. Ray , husband and wife,** , hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, State of Tennessee, being Lot No. 170 on the Plan of Brentwood Hall, Section VI, of record in Plat Book 2331, page 20, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to William G. Taylor, III and wife, Rebecca T. Taylor by Deed from Charles Austin Mitchell and wife, Leslie Victoria Mitchell, dated 01/11/2008 and filed for record on 01/15/2008 in Instrument 200801150004421, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

All matters as set forth per Plat Book 2331, Page 20, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5105 Pritchett Drive, Nashville, TN 37220-2005
(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/or 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/or 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 23 day of August, 2013.

William G. Taylor, III

Rebecca T. Taylor

State of Tennessee
County of Williamson

Personally appeared before me William G. Taylor, III and Rebecca T. Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of August, 2013.

Notary Public
My Commission Expires: 9/23/13

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027