BILL GARRETT, Davidson County
Trans:T20130096694 DEEDWARR
Recvd: 11/13/13 11:32 2 pgs
Fees:13.00 Taxes:308.03
20131113-0117234

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 83,250.00

Brenda Kay Sewell
Affiant

Subscribed and sworn to before me, this 28th day of October, 2013.

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

My commission expires: MY COMMISSION EXPIRES MARCH 1, 2016

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
LARRY SPENCER	**NEW OWNER**	**03900015900**
7003 OLD HICKORY BLVD	**640 OLD HICKORY BLVD**	
WHITES CREEK, TN 37189	**NASHVILLE, TN 37209**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

THE ESTATE OF NELSON R RAY, SR

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LARRY SPENCER, UNMARRIED

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 lying and being in the 14th Civil District of Davidson County, Tennessee; property as described in Book 3533, Page 539, Register's Office for Davidson County, Tennessee and further described according to a survey by John Kohl dated January 11, 1985, as follows:

Beginning at a point in the center of Old Hickory Boulevard, said point being 587 feet from the most southwest corner of the property conveyed to Lula Hai Bolt, of record in Book 2291, Page 553, Register's Office for said County; thence North 28 degrees 09' East 839 feet; thence North 79 degrees 04' West 105.8 feet; thence North 53 degrees 31' West 105.2 feet; thence South 28 degrees 09' West 804 feet to the center of Old Hickory Blvd; thence with the center of the same, South 61 degrees 51' East 200 feet to the point of beginning.

BEING THE SAME PROPERTY CONVEYED TO NELSON E RAY, SR AND WIFE, MARY ELIZABETH RAY BY WARRANTY DEED FROM GILBERT W GANN AND WIFE, ROZANNE GANN DATED 01/19/94 AND RECORDED ON 01/31/94 IN BOOK 9234, PAGE 75, SAID REGISTER'S OFFICE FOR SAID COUNTY. . MARY ELIZABETH RAY IS NOW DECEASED, PER DEATH CERTICATE, AS OF JUNE 27, 2007. NELSON E RAY, SR IS NOW DECEASED, PER DEATH CERTICATE, AS OF NOVEMBER 7, 2009. BRENDA RAY SEWELL AND TERRI DARLENE ROBNETT ARE THE CO-EXECUTRICES FOR THE ESTATE OF NELSON E RAY, SR.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 7003 OLD HICKORY BLVD, WHITES CREEK, TN 37189.

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 my/our hand(s) this 28th day of October, 2013.

Brenda Ray Sewell Co-Executrix

BRENDA RAY SEWELL, CO-EXECUTRIX
THE ESTATE OF NELSON R RAY, SR

Co-Executrix

TERRI DARLENE ROBNETT, CO-EXECUTRIX
THE ESTATE OF NELSON R RAY, SR

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **BRENDA RAY SEWELL** whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is **CO-EXECUTRIX** of **THE ESTATE OF NELSON R RAY, SR** and that he is authorized by **THE ESTATE OF NELSON R RAY, SR** to execute this instrument on its behalf by his/her/their self as such **CO-EXECUTRIX**.

Witness my hand and seal, this 28th day of OCTOBER, 2013.

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Jana D. Drury

NOTARY PUBLIC
MY COMMISSION EXPIRES:

MY COMMISSION EXPIRES
MARCH 1, 2016

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **TERRI DARLENE ROBNETT** whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is **CO-EXECUTRIX** of **THE ESTATE OF NELSON R RAY, SR** and that he is authorized by **THE ESTATE OF NELSON R RAY, SR** to execute this instrument on its behalf by his/her/their self as such **CO-EXECUTRIX**.

Witness my hand and seal, this 28th day of OCTOBER, 2013.

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Jana D. Drury

NOTARY PUBLIC
MY COMMISSION EXPIRES:

MY COMMISSION EXPIRES
MARCH 1, 2016