This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., P. O. BOX 17116
Nashville, Tennessee 37217

Recording Information:

BILL GARRETT, Davidson County
Trans:T20130105030 DEEDWARR
Recvd: 12/17/13 13:50 2 pgs
Fees:13.00 Taxes:762.20
20131217-0127432

ADDRESS NEW OWNER:
Ronald Christopher Parr
4440 Brush Hill Road
Nashville, TN 37216

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Gardner Financial Services
3503 Paesanos Parkway
San Antonio, TX 78231-1225

MAP/ PARCEL **73 1 58**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Lynn Bryant Ray,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Ronald Christopher Parr and wife, Georganne Daniel Parr** 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:

TRACT I: A certain tract or parcel of land in the 11th Civil District of Davidson County, Tennessee, being a part of the W. J. Tune Land of record in Book 974, page 1, Register's Office for said County, and described according to a survey made by Blanchard and Parrish, Engineers, September 2, 1940, as follows: Beginning at a point in the easterly margin of Maxey Lane 331.7 feet southeast of a concrete monument set in the easterly margin of Maxey Lane, the beginning of a curve to Claypool Avenue; thence southwestwardly with the easterly margin of Maxey Lane 60 feet to a point; thence at right angles with Maxey Lane eastwardly 170 feet to a point; thence northerly and parallel with said Maxey Lane 60 feet to a point; thence westerly 170 feet to the point of beginning.

TRACT 2: Land in Davidson county, Tennessee, being part of the w. J. Tune 56.92 acre tract, as of record in book 974, page 1, Register's Office for said County, being lot No. 2 on the unrecorded plan of Moss Rose Heights Section No. 2, described according to a survey made by Blanchard and Parrish, Engineers, as follows: Beginning on the easterly margin of Maxey Lane at the northwest corner of the property conveyed to Walter L. Paris and wife, by deed from Weakley J. Tune and wife, of record in Book 1383, page 149, said Register's Office; thence with said Lane, northwardly sixty (60) feet to the corner of lots Nos. 1 and 2; thence with the line between said two lots, eastwardly 170 feet; thence southwardly 60 feet to the northeast corner of said Paris property; thence with the northerly line of same, westwardly 170 feet to the beginning.

Being the same property conveyed to Leland M. Ray and wife, Mai Ellen Ray by deed from Frank S. King, Jr., Trustee of record in Book 4678, page 409 Register's Office for Davidson County, Tennessee, the said Leland M. Ray having died December 4, 2000. Mai Ellen Ray also known as Mai Ellen Lawler Ray having died testate, June 8, 2012, her estate administered in the Probate Court of Davidson County, State of Tennessee, Case No. 12P-1471, an Affidavit of Inheritance (Real Estate) was executed as evidence of transfer of title to Lynn Bryant Ray, of record in Instrument No. 20130827-0090368 Register's Office for Davidson County, Tennessee,

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to any restrictive covenants contained in said Register's Office.
Subject to Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose.

This is improved property known as 1711 Riverwood Drive, Nashville, Tennessee 37216.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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", his heirs and assigns, forever, and,

GRANTOR does covenants with the said "GRANTEES" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTOR", does further covenant and bind himself, his 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 my hand this the 13th day of December, 2013.

Lynn Bryant Ray

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Lynn Bryant Ray**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of December, 2013.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN
My Comm. Expires July 7, 2015

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $206,000.00.

AFFIANT

Subscribed and sworn to before me on this 13th day of December, 2013.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN
My Comm. Expires July 7, 2015