WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140005036 DEEDWARR
Recvd: 01/22/14 15:30 2 pgs
Fees: 13.00 Taxes: 1552.15

20140122-0006187

R-VRES-13-415

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,500.00

Megan Fowler
Affiant

Subscribed and sworn to before me, this 21st DAY OF January, 2014.

C. Kay Carney
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CINDY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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
Bryan Sprague	Same as New Owner	
1819 Willow Springs Drive	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		093-06-1J-167.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we ROGER ALLEN RAY, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRYAN SPRAGUE AND STEPHANIE SPRAGUE, HUSBAND AND WIFE, 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:

A CERTAIN CONDOMINIUM APARTMENT KNOWN AS UNIT NO. 2015 OF THE HORIZONTAL PROPERTY REGIME OF VIRIDIAN CONDOMINIUM PURSUANT TO MASTER DEED OF RECORD IN INSTRUMENT NO. 20061004-0122833 AND ADDENDUM OF RECORD IN INSTRUMENT NO. 20061004-0122834 AND INSTRUMENT NO. 200707110-082578, INSTRUMENT NO. 20100616-0046702, INSTRUMENT NO. 20111006-0077592 AND INSTRUMENT NO. 20120802-0068536, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ROGER ALLEN RAY BY DEED FROM JIM OWENS OF RECORD AT INSTRUMENT NO. 20070308-0028705, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 2, 2007 AND RECORDED ON MARCH 8, 2007.

THIS CONVEYANCE IS SUBJECT TO A) CURRENT PROPERTY TAXES AND SUBSEQUENT YEARS, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN INSTRUMENT NUMBER 20061004-0122833; INSTRUMENT NO. 20061004-0122834, INSTRUMENT NO. 20070711-0082578, INSTRUMENT NO. 20100616-0046702, INSTRUMENT NO. 20111006-0077592 AND INSTRUMENT NO. 20120802-0068536; INSTRUMENT NO. 20020626-0076795;INSTRUMENT NUMBER 20040916-0111454; INSTRUMENT NUMBER 20041103-0132451; INSTRUMENT NUMBER 20061004-0122835; INSTRUMENT NUMBER 20060928-0120211; INSTRUMENT NUMBER 20060928-0120212; BOOK 10512, PAGE 464;, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

THE SAID BEBE RAY, SPOUSE OF ROGER ALLEN RAY, JOINS HEREIN TO CONVEY ANY AND ALL MARITAL INTEREST SHE MAY HAVE IN THE ABOVE-DESCRIBED PROPERTY.

unimproved ( )
This is improved (X) property, known as 415 Church Street, #2015, Nashville, Tennessee 37219
(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.

Witness my/our hand(s) this 21st day of January, 2014.

Roger Allen Ray by John Gleaves as Attorney in Fact

Bebe Ray by John Gleaves as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared JOHN GLEAVES to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ROGER ALLEN RAY AND BEBE RAY and who acknowledged he/she/they executed the same as the free act and deed of the said ROGER ALLEN RAY AND BEBE RAY.

Witness my hand and official seal, this the 21st day of January, 2014.

Notary Public
My Commission Expires:

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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