BILL GARRETT, Davidson County
Trans:T20140015296 DEEDWARR
Recvd: 03/06/14 09:03 2 pgs
Fees:13.00 Taxes:569.80
20140306-0018734

WARRANTY DEED

SANDY BALENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00

x Harold L. Bray
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2014.

Sandy Balent
Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Velma C. Frizzell	U. S. Bank	02603000800
(NAME)	(NAME)	
327 Witham Court	3180 Rider Trail S	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Earth City, MO 63045	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Harold L. Bray, unmarried, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Velma C. Frizzell, unmarried, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 310 on the Plan of Windsor Green, Phase II, Section III, of record in Plat Book 6900, Page 845, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Harold L. Bray and wife, Carolyn Bray, by Warranty Deed dated May 30, 2000, from Theron F. Hicks and wife, Lucy M. Hicks of record in Instrument No. 20000531-0053908, Register's Office for Davidson County, Tennessee. The said Carolyn Bray having died on October 20, 2008, property vests to Harold L. Bray as sole tenant by its entirety.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES, AND ALL MATTERS SET FORTH ON THE PLAN OF WINDSOR GREEN, PHASE II, SECTION III, OF RECORD IN PLAT BOOK 6900, PAGE 845, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF RECORD THAT MAY AFFECT SUBJECT PROPERTY.

unimproved ☐

This is improved ☑ property, known as 327 Witham Court, Goodlettsville, TN 37072
(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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 28th day of February, 2014.

Harold L. Bray
Harold L Bray

STATE OF TENNESSEE

COUNTY OF Davidson

On this 28th day of February, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Harold L Bray**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

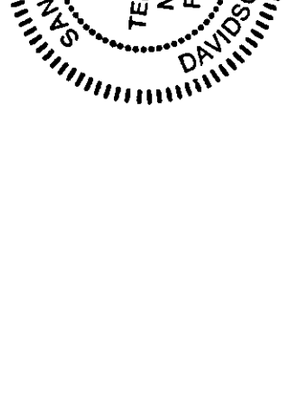
WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-9-16

Sandy Balent
Notary Public,

~~Return To:~~

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115



Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122