WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140039955 DEEDWARR
Recvd: 06/06/14 10:31 2 pgs
Fees: 13.00 Taxes: 962.00

20140606-0049360

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 260,000.00

Carolina Martinez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME [illegible]
4th day of June, 2014

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DAVIDSON COUNTY TENN. GERALD G. PATTERSON NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Carolina Martinez	NEW OWNER	Parcel ID:
854 Preston Road		174-124.00
Antioch, TN 37013		

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 acknowledged, we

Martin Ray, Jr. and wife, Katherine B. Ray

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Carlina Martinez , unmarried and Guadalupe Frias and wife, Rene Martinez
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 in the 5th Civil District of Davidson County, Tennessee, shown as Tract No. 5 on a survey by J. Bruce Rainey, Surveyor No. 823, dated April 23, 1980 (also June 9, 1980) of a portion of the lands of Minna Ethel Culbertson composed of Lots Nos. 1, 2 and 3, containing 26-1/4 acres each, in the North Division of the lands of Stephen H. Ham, a plan of which is recorded in Minute Book X, page 284, of the Circuit Court for said County, 13 acres of Lot No. 2 in the South Division of the lands of Stephen H. Ham, recorded in Minute Book X, page 284, of the Circuit Court for said County, and 22 acres and 46 poles of the Samuel Kimbro tract of land, and described according to said survey as follows:

Beginning at an iron pin on the easterly margin of Preston Road, (25' East of the centerline), said point of beginning being 1414.33' South of the intersection of the margins of said Preston Road and Old Franklin Road; thence leaving the margin of said Preston Road S82° 36' 26" E 1274.65' to an iron pin in the original easterly line of the Culbertson land; thence with the original easterly line of Culbertson S04° 57' 03" W 180.00' to an iron pin; thence leaving the original line of Culbertson and severing the Culbertson property N82° 36' 23" W 1274.24' to an iron pin on the easterly margin of the aforesaid Preston Road; thence with the margin of said road N04° 49' 05" E 180.00' to the point of beginning.

Being the same property conveyed to Martin Ray, Jr. and wife, Katherine B. Ray, by deed from Lillian Culbertson Brent, of record in Book 5629, Page 567, said Register's Office, dated July 22, 1980.

This conveyance is subject to Restrictions of record in Book 5629, Page 567, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 854 Preston Road, Antioch, TN 37013

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 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 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 our hands this 4th day of June, 2014.

Martin Ray, Jr.

Katherine B. Ray

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martin Ray, Jr. and Katherine B. Ray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of June, 2014.

My Commission Expires: 2-9-14

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.