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BILL CARRETT, Davidson County
Trans:T20140045571 DEEDWARR
Recvd: 06/26/14 13:57 2 pgs
Fees:13.00 Taxes:595.70
20140626-0056109

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 161,000.00

Affiant

Subscribed and sworn to before me, this 13th day of June, 2014.

Notary Public

My commission expires: 5/8/2017

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
256 SEABOARD LANE SUITE E105
FRANKLIN, TN 37067

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JULIA B. BAKER	**Peoples Home Equity, Inc.**	**09012010300**
500 FOUNDRY DRIVE	**5205 Maryland Way, Suite 100**	
NASHVILLE, TN 37209	**Brentwood, TN 37027**	

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,

BETTY RUTH RAY, UNMARRIED

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

JULIA B. BAKER

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:

BEING LOT NO. 267 ON THE PLAN OF CHARLOTTE PARK, SECTION IV, AS OF RECORD IN BOOK 2663, PAGE 71.

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF FOUNDARY DRIVE AT THE CORNER OF LOTS 266 AND 267; THENCE WITH THE LINE BETWEEN SAID LOTS, SOUTHEASTERLY 138.5 FEET TO A POINT; THENCE SOUTHWESTERLY 93.2 FEET TO THE NORTH MARGIN OF HENRY FORD DRIVE; THENCE WITH THE MARGIN OF THE SAME NORTHWESTERLY 112.2 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE, NORTHERLY 38.8 FEET TO THE EASTERLY MARGIN OF FOUNDARY DRIVE THENCE WITH THE MARGIN OF THE SAME NORTHEASTERLY 66 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO WILEY RAY, JR. AND WIFE, BETTY RUTH RAY, BY WARRANTY DEED FROM BILLY LEE LONG AND WIFE, JANICE ELAINE LONG, DATED 08/18/1986 AND RECORDED ON 08/19/1986 IN BOOK 6953, PAGE 536, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $65,000.00.
The said Wiley Ray, Jr. died April 26, 2006 survived by his wife and surviving tenant, Betty Ruth Ray

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 500 FOUNDRY DRIVE, NASHVILLE, TN 37209.

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 13th day of June, 2014.

Betty Ruth Ray
BETTY RUTH RAY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
(CP)

Personally appeared before me, a Notary Public of said County and State, BETTY RUTH RAY, the within named Grantor(s), 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, at office, this 13th day of June, 2014.

Cheryl M. Rodgers
Notary Public

My Commission Expires: 1-5-16

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD