WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$66,000.00.**

Affiant

Subscribed and sworn to before me this 30th day of June, 2014.

Notary Public

My Commission expires: 1-6-17

(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Ashley Shianne Ray April Michelle Ray	New Owner	06015007100
2533 C Dickerson Rd. Nashville, TN 37027		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Sammy Burnett**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Ashley Shianne Ray and April Michelle Ray, as joint tenants with right of survivorship**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being a tract of land located in the 12th Civil District of Davidson County, Tennessee and described according to the survey of Ray G. Cole, Surveyor, dated September 24, 1980 as follows:

Beginning at in iron pin located on the easterly margin of Dickerson Pike, said iron pin being also the southwest corner of the 2.34 acre tract of land conveyed to David L. Foster and Winfred W. Foster by deed of record in Book 4368, page 403, Register's office for said County; thence, leaving said margin of Dickerson Pike, South 74 deg. 13' East, 149.53 feet to a point; thence, South 64 deg. 54' East, 87.50 feet to an iron pin; thence, South 16 deg. 08' West, 47.50 feet to an iron pin; thence, North 73 deg. 52' West, 216.00 feet to an iron pin; thence, with a curve having a radius of 20 feet, a distance of 31.40 feet to an iron pin located on the easterly margin of Dickerson Pike; thence, with said margin North 16 deg. 08' East 40.0 feet to the point of beginning.

Being the same property conveyed to Sammy Burnett by quitclaim deed from Kevin Thomas Burnett and Brian Lee Burnett dated 5/8/14 of record in Instrument Number 20140509-0039906, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years a lien, but not due and payable.

Davidson County DEEDWARR
Recvd: 07/03/14 15:48 3 pgs
Fees:18.00 Taxes:244.20
20140703-0059138

This is improved property known as: **2533C Dickerson Road, Nashville, TN** 37027

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 June 30, 2014.

Sammy Burnett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sammy Burnett** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 30, 2014

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE