WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140062827 DEEDWARR
Recvd: 08/25/14 13:07 2 pgs
Fees: 13.00 Taxes: 703.00
20140825-0077298

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 302, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael L. Ray	Same as new owner	083-04-0-236.00
(NAME)	(NAME)	
2996 Americus Dr.		
(ADDRESS)	(ADDRESS)	
Thompsons Station, TN 37179		
(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, WE, SOUTHERN ELITE CUSTOM HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL L. RAY, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. "A", on the plan of Horizontal Property Regime of 2508 Carter Ave., filed as Exhibit to and established by the Declaration of Covenants, Conditions and Restrictions for Homes At 2508 Carter Avenue, A Horizontal Property Regime With Private Elements, of record in Instrument No. 20140701-0057884, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description of said Unit.

Land in Davidson County, Tennessee, being Unit No. "B", on the plan of Horizontal Property Regime of 2508 Carter Ave., filed as Exhibit to and established by the Declaration of Covenants, Conditions and Restrictions for Homes At 2508 Carter Avenue, A Horizontal Property Regime With Private Elements, of record in Instrument No. 20140701-0057884, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description of said Unit.

Being the same property conveyed to SOUTHERN ELITE CUSTOM HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from MARK D. HOLLIS AND SARA L. HOLLIS, HUSBAND AND WIFE, of record in Instrument No. 20140805-0070211, dated August 1, 2014, said Register's Office.

This conveyance is subject to: 2014 property taxes which are a lien but not yet due and payable; all matters appearing on the plan of Horizontal Property Regime of 2508 Carter Ave., filed as Exhibit to and established by the Declaration of Covenants, Conditions and Restrictions for Homes at 2508 Carter Avenue, a Horizontal Property Regime with Private Elements, of

record in Instrument No. 20140701-0057884, Register's office for Davidson County, Tennessee; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 2508 Carter Avenue, Nashville, TN 37206

(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 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 22nd day of August, 2014.

Southern Elite Custom Homes, LLC

Terry Dale Davenport, Jr.

By: Terry Dale Davenport, Jr., Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Terry Dale Davenport, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a member of Southern Elite Custom Homes, LLC, a Tennessee limited liability company, to be the person who executed the foregoing instrument on behalf of Southern Elite Custom Homes, a Tennessee limited liability company and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Office, this 22nd day of August, 2014.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/6/18