BILL GARRETT, Davidson County
Trans:T20140090419 DEEDWARR
Recvd: 12/03/14 09:10 2 pgs
Fees:13.00 Taxes:370.00
20141203-0110710

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF November, 2014.

NOTARY PUBLIC

My Commission Expires: 9/11/17

BRANDY GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jobie Alexander 738 May Drive Madison, TN 37115	Mortgage Research Center, LLC d/b/a Veterans United Home Loans 1400 Veterans United Dr. Columbia, MO 65203	043-02-0-110.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

SYLVIA ANN RAY, UNMARRIED

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

JOBIE ALEXANDER

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 99, as shown on the map entitled Fairview, Section III, of record in Plat Book 3700, page 113, as amended in Book 4185, page 234, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JAMES S. RAY, A MARRIED MAN, by deed of record in Book 9694, page 142, dated June 1, 1995, said Register's Office. The said James S. Ray having since died testate on or about September 23, 2013. The Last Will and Testament of James S. Ray filed with the Davidson County Probate Clerk's Office as Docket No. 14P-1581, which devises the said property to SYLVIA ANN RAY. As further evidenced for

muniment of title only by Executor's Quitclaim Deed of record as Instrument No. 20141104-0101571, dated October 8, 2014, said Register's Office.

This improved property is known as 738 May Drive, Madison, TN 37115.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 26 day of November, 2014.

Sylvia Ann Ray

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Sylvia Ann Ray, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26 day of November, 2014.

Notary Public

My commission expires: 9/11/17

