This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $189,981.00.

Affiant

Subscribed and sworn before me this the 5th day of December, 2014.

Notary Public
My commission expires: 9/10/18

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Barbara Anne Weglarz 3197 Hidden Creek Drive Cane Ridge, TN 37013	New Owner	173160A28100CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOHN RAY AND DAWN RAY, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BARBARA ANNE WEGLARZ, A SINGLE WOMAN hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: LAND in Davidson County, Tennessee, being Lot No. 45 on the plan of Hidden Creek, Phase 5 of record in Instrument Number 20060627-0076912, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John Ray and Dawn Ray, husband and wife, by Warranty Deed from Beazer Homes Corp, a Tennessee Corporation, of record in Instrument No. 20071004-0118636, Register's Office for Davidson County, Tennessee, dated September 27, 2007, and recorded on October 4, 2007.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3197 Hidden Creek Drive, Cane Ridge, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 5th day of December, 2014.

John Ray

Dawn Ray

BILL GARRETT, Davidson County
Trans:T20140092149 DEEDWARR
Recvd: 12/09/14 15:58 2 pgs
Fees:13.00 Taxes:702.93
20141209-0112853

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John Ray and Dawn Ray, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of December, 2014.

My commission expires:

1/15/17

Notary Public

