WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $271,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF DECEMBER, 2014.

Notary Public

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

PAUL F. SOPER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20140096566 DEEDWARR
Recvd: 12/26/14 14:24 2 pgs
Fees:13.00 Taxes:1002.70
20141226-0118058

THIS INSTRUMENT WAS PREPARED BY
The Closing Company Title & Escrow LLC
8005 Church Street E, Ste 201
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael L. Ray	New Owner	**161-5-30.00**
(NAME)	(NAME)	
5417 Bradfield Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **CARLA W. KIRBY, UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL L. RAY AND PEGGY A, RAY, HUSBAND AND WIFE** 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:

Land in Davidson County, Tennessee, being Lot No. 22, on the Plan of Hillview Estates, of record in Plat Book 3600, page 89, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James H. Kirby, Jr. and wife, Carla W. Kirby by Warranty Deed from Jeffrey L. Kane and wife, Carol J. Kane or record July 5, 1995 in Book 9722, page 275, Register's Office for Davidson County, Tennessee. Being also the same property conveyed to Carla W. Kirby by Quitclaim Deed from James H. Kirby filed for record October 7, 2008 as Instrument Number 20081007-0101670 and further conveyed to Carla W. Kirby and Molly Baugh, as tenants in common with right of survivorship by Quitclaim Deed from Carla W. Kirby filed October 7, 2008 as Instrument Number 20081007-0101671, Register's Office for Davidson County, Tennessee. Subsequently being the same property conveyed to Carla W. Kirby by Quitclaim Deed from Molly Baugh filed for record November 23, 2011 as Instrument Number 20111123-0091762, Register's Office for Davidson County, Tennessee.

unimproved ☒
This is improved ☐ property, known as

5417 Bradfield Drive		Nashville, TN	37220
(House Number) (Street)		(P.O. Address) (City or Town)	(Postal Zip)

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2014 real property taxes have been paid, prorated and assumed by the buyer; (b) all matters appearing on the plan of record in Book 3600, page 89, said Register's Office and (c) Restrictions of record in Book 3836, page 719, said Register's Office.

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 my hand this 19th day of December, 2014

Carla W. Kirby

Carla W. Kirby

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County Carla W. Kirby, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 19th day of December, 2014.

Commission expires:

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2018

Pam McBroom

Notary Public