WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/10/15 13:30 3 pgs
Fees:18.00 Taxes:259.00
20150310-0020456

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

X Johnny Spray
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2015.

Notary Public

MY COMMISSION EXPIRES: 8-14-17

(AFFIX SEAL)

MARILYN C. NEWMAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Johnny Spray	Johnny Spray	09510009100
(NAME)	(NAME)	
1904 Kailey Hayes Ct.	1904 Kailey Hayes Ct.	
(ADDRESS)	(ADDRESS)	
Mt Juliet, TN 37122	Mt Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Wilma J. Spray, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Johnny Spray, an unmarried man**, hereinafter called the GRANTEE(S), their heirs and/or 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. 104 on the plan of Elm Hill Acres, Section No. II, as shown on plat appearing of record in Plat Book 2331, Page 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Raymond C. Spray and wife, Wilma J. Spray by Warranty Deed dated 05/18/1993 from Johnny R. Spray and wife, Belinda Spray (joined by Robert J. Blazer and wife, Cheryl L. Blazer) of record in Book 8951, Page 564, Register's Office for Davidson County, Tennessee. The said Raymond C. Spray having since died 03/0/2003 leaving Wilma J. Spray as sole surviving tenant by the entirety.

All matters as set forth per Plat Book 2331, Page 68, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 515 Bounty Drive, Nashville, TN 37210
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 27th day of February, 2015.

Wilma J. Spray

State of Tennessee
County of Wilson

Personally appeared before me Wilma J. Spray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of February, 2015.

Notary Public
My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

True Copy Certification

I, Kimie Perry, 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.

Kimie Perry

Signature

State of **Tennessee**

County of Wilson

Personally appeared before me, Tracey Trumphour, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tracey Trumphour

Notary's Signature

My Commission Expires: 8.14.17

Notary' Seal (if on paper)

