BILL GARRETT, Davidson County
Trans:T20150028161 DEEDWARR
Recvd: 04/15/15 10:07 2 pgs
Fees:13.00 Taxes:484.70
20150415-0033161

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 131,000.00

Affiant

Subscribed and sworn to before me, this 13th day of April, 2015.

Notary Public

My commission expires: 2-11-16

ELIZABETH MAISON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JOSHUA K. RAY	**NEW PENN FINANCIAL, LLC**	**10812019100**
3324 QUAIL RUN CT	**4000 CHEMICAL ROAD, STE 200**	
NASHVILLE, TN 37214	**PLYMOUTH MEETING, PA 19462**	

FOR AND IN 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 ACKNOWLEDGE, WE,

ASHLEIGH D. OWEN, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOSHUA K. RAY, A SINGLE MAN

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:

All that certain parcel of land situated in the County of Davidson and State of Tennessee being known and designated as follows: Land in Davidson County, Tennessee, being Lot No. 27 on the plan of Trailwood, Section 3, as of record in Book 6900, page 67, Register's Office for said County, Tennessee, described as follows: According to survey of Campbell Surveying Company, dated October 3, 1987, said lot fronts 123.05 feet on the Westerly boundary of Quail Run Court and goes back between lines 142.13 feet on the South and 141.21 feet on the North to a line measuring 59.58 feet along the rear.

BEING THE SAME PROPERTY CONVEYED TO ASHLEIGH D. OWEN, BY SPECIAL/LIMITED WARRANTY DEED FROM FEDERAL HOME LOAN MORTGAGE CORPORATION, DATED 05/11/2011 AND RECORDED ON 06/22/2011 IN INSTRUMENT NUMBER 20110622-0047843, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 3324 QUAIL RUN CT, NASHVILLE, TN 37214.

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 in 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/our hand(s) this 13th day of April, 2015.

ASHLEIGH D. OWEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, ASHLEIGH D. OWEN, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of April, 2015.

Notary Public

My Commission Expires: 2-11-16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY