WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: SEP 20 2016
(AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Derrick J. Wray	National Bank of Kansas City	021-207.00
(NAME)	(NAME)	
3712 Old Clarksville Pike	10700 Nall Avenue, Ste 300	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Overland Park, KS 66211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Bryan K. Wicks,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Derrick J. Wray, a married 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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Baggett Subdivision, Section 1, as of record in Book 3842, Page 93, Register's Office for Davidson County, Tennessee.

Beginning, said Lot No. 1 fronts 120 feet on the northerly side of Old Clarksville Highway and extends back 383 feet on the westerly line and 420 feet on the easterly line to a dead line, measuring 175.3 feet thereon.

Being the same property conveyed to Bryan K. Wicks by deed dated March 21, 2014 from Michael O. Evans of record in Instrument No. 20140324-0024169, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3712 Old Clarksville Pike, Joelton, TN 37080
(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 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.

BILL GARRETT, Davidson County
Trans:T20150028995 DEEDWARR
Recvd: 04/17/15 10:43 2 pgs
Fees:13.00 Taxes:732.60
20150417-0034163

Witness my/our hands this 15th day of April, 2015.

Bryan K. Wicks

State of Tennessee
County of Davidson

Personally appeared before me Bryan K. Wicks, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of April, 2015.

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No.: 15-Wray

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066