WARRANTY DEED

2015-222

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 8th day of May, 2015.

(Affix Seal) Notary Public

My Commission Expires: 7-3-17

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires July 3, 2017

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

ANCHOR TITLE, LLC
725 Cool Springs Boulevard, Suite 201
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Stephan R. Adams 665 Magnolia Lane Nashville, TN 37211	FirstBank 318 Seaboard Lane, Suite 205 Franklin, TN 37067	172.03-0B-068.00 CO

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 consideration, the receipt of which is hereby acknowledged, I/we, **Nicholas H. Ray and April D. Ray, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Stephan R. Adams**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 665 Magnolia Lane, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot No. 68 on the Plan of The Woodlands, Phase 2, as shown on plat of record in Plat Book 6900, page 635, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Nicholas H. Ray and April D. Ray, husband and wife from Robert T. Bertotti and Kendra L. Bertotti, husband and wife by Warranty Deed dated April 20, 2006 and recorded May 3, 2006 in Instrument #20060503-0051492, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 665 Magnolia Lane, Nashville, TN 37211.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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:T20150037673 DEEDWARR
Recvd: 05/14/15 15:48 2 pgs
Fees:13.00 Taxes:961.63
20150514-0044597

Witness my/our hand(s) this 8th day of May, 2015

Nicholas H. Ray

April D. Ray

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Nicholas H. Ray and April D. Ray, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 8th day of May, 2015.

Notary Public
My Commission Expires: 6-28-2015

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY