BILL GARRETT, Davidson County
Trans: T20150038191 DEEDWARR
Recvd: 05/18/15 09:31 2 pgs
Fees: 13.00 Taxes: 283.05

20150518-0045236

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,500.00

Elaine Williamson
Affiant

WARRANTY DEED

MOLLIE RAYBAUGH NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Subscribed and sworn to before me, this 13TH DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 11-18-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dawn E. Crago, unmarried	Same as new owner	02900038000
	(NAME)	
3514 St. Lawrence Drive		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Tarra Ann Ray and Janet Lynn Cervantes, as Joint Tenants with right of survivorship, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Dawn E. Crago, unmarried, hereinafter called the Grantees, their heirs and assigns, that 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 FINAL PLAT OF KENNETH RAY ARMSTRONG LOT, ST. LAWRENCE DRIVE, OF RECORD AS INSTRUMENT 20000323-0029473, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY ADJUDGED TO THOMAS E. RAY AND WIFE, TARRA A. RAY BY THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE, RULE NO. 95-3125-III AND CONVEYED TO THEM BY CLAUDIA C. BONNYMAN, CLERK AND MASTER, BY INSTRUMENT OF RECORD AT BOOK 10395, PAGE 488, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THOMAS E. RAY SR. AND TARRA A. RAY SUBSEQUENTLY QUITCLAIMED THE PROPERTY TO KENNETH RAY ARMSTRONG BY AN INSTRUMENT OF RECORD AT BOOK 11149, PAGE 803, SAID REGISTER'S OFFICE. KENNETH ARMSTRONG SUBSEQUENTLY QUITCLAIMED THE PROPERTY TO BARBARA HUNT, BY INSTRUMENT OF RECORD AS INSTRUMENT 20020228-0025419, SAID REGISTER'S OFFICE. BARBARA SUE HUNT, BEING ONE AND THE SAME PERSON AS BARBARA HUNT, SINCE DIED AND BY WILL, ADMITTED TO PROBATE IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, CASE 13P-833, DEVISED SAID PROPERTY TO KENNETH RAY ARMSTRONG, TARRA RAY, AND JANET CERVANTES. KENNETH RAY ARMSTRONG SUBSEQUENTLY CONVEYED HIS INTEREST, RESERVING TO HIMSELF A LIFE ESTATE THEREIN, TO TARRA ANN RAY AND JANET LYNN CERVANTES, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, BY A QUITCLAIM OF RECORD AS INSTRUMENT 20130722-0075624, SAID REGISTER'S OFFICE. THE SAID KENNETH RAY ARMSTRONG HAVING SINCE DIED.

THOMAS E. RAY AND THOMAS E. RAY, SR. ARE THE SAME PERSON. TARRA RAY, TARRA A. RAY, AND TARRA ANN RAY ARE THE SAME PERSON. KENNETH ARMSTRONG AND KENNETH RAY ARMSTRONG ARE THE SAME PERSON. JANET LYNN CERVANTES, JANET CERVANTES, AND JANET LYNN CERVANTES ARE THE SAME PERSON. AN INSTRUMENT CAPTIONED "AFFIDAVIT OF INHERITANCE" DOCUMENTING CERTAIN OF THESE TRANSACTIONS IS OF RECORD AS INSTRUMENT 20130722-0075625, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS SUBJECT TO A RIGHT-OF-WAY DEED OF RECORD AT BOOK 3285, PAGE 425, AND AN INGRESS/EGRESS EASEMENT SET OUT IN A DEED OF RECORD AT BOOK 6909, PAGE 350, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

CONVEYED WITH THIS PROPERTY IS ONE 2002 FLEETWOOD MOBILE HOME, MEADOWBROOK

WARRANTY DEED
(Continued)

MOTEL #4563T, 56' X 28' DOUBLEWIDE, VIN # TNF227AB57466MB1, WHICH IS ATTACHED TO THE PROPERTY.

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

unimproved ( )
This is improved (X) property, known as 3514 Saint Lawrence Drive, 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.

Witness my/our hand(s) this 13th day of May, 2015.

Tarra Ann Ray

Janet Lynn Cervantes

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tarra Ann Ray and Janet Lynn Cervantes, the herein 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, this the 13th day of May, 2015.

Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072