BILL GARRETT, Davidson County
Trans:T20150052822 DEEDWARR
Recvd: 07/01/15 08:43 3 pgs
Fees:18.00 Taxes:473.60
20150701-0063399

ADDRESS NEW OWNERS and SEND TAX BILLS:
CATHERINE ELIZABETH WRAY and CATHERINE ELLA WRAY
801 Barbara Drive
Madison, TN 37115

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER: 51 - 3 - 173

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, **JEROME EDWARD VANTREASE, JAMES TIMOTHY CUFFMAN, and JULIANNE MARY CUFFMAN,** hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to **CATHERINE ELIZABETH WRAY and mother, CATHERINE ELLA WRAY, as tenants in common with right of survivorship,** hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

LAND in Davidson County, Tennessee, being Lot No. 140 on the Plan of Pleasant Acres, Section 2, as of record in Book 2133, Page 75, Register's Office for said County, and described as follows:

BEGINNING on the southerly margin of Barbara Drive, at the corner of Lot Nos. 139 and 140; thence with the line between said two lots, southwardly 225 feet; thence south 79 degrees 11' 16" east 180 feet to the westerly margin of Saunders Drive; thence with said Drive, northwardly 205 feet to the beginning of a curve; thence around said curve, with a radius of 20 feet; northwestwardly 31.42 feet to the southerly margin of Barbara Drive; thence with said Drive, westwardly 160 feet to the beginning.

BEING the same property conveyed to Clyde L. Vantrease and wife, Mary T. Vantrease, by deed from Drew R. Maddux and wife, Judy J. Maddux, recorded November 3, 1958 in Book 2812, Page 19, Register's Office for Davidson County, Tennessee. Clyde L. Vantrease died on October 3, 2008. Mary T. Vantrease having died on April 3, 2015, leaving a Last Will and Testament of record under Docket No. 15P-738 in the Probate Court for Davidson County, Tennessee, which bequeathed said property to her son, Jerome Edward Vantrease and her daughter, Judith Vantrease Cuffman (who predeceased her mother). Pursuant to said Last Will and Testament, James Timothy Cuffman and Julianne Mary Cuffman (the children of Judith Vantrease Cuffman) acquired Judith's share.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 801 Barbara Drive, Madison, Tennessee 37115.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 26 day of June, 2015.

JEROME EDWARD VANTREASE

JAMES TIMOTHY CUFFMAN

JULIANNE MARY CUFFMAN

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, JEROME EDWARD VANTREASE, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 26 day of June, 2015.

NOTARY PUBLIC

My Commission Expires: 1/26/17

TIMOTHY D. FERGUSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

STATE OF FLORIDA

COUNTY OF ORANGE

Personally appeared before me, the undersigned Notary Public of said county, JAMES TIMOTHY CUFFMAN, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 18 day of June, 2015.

NOTARY PUBLIC

My Commission Expires: 5/31/2016

MILTON A. MEIER
Notary Public - State of Florida
My Comm. Expires May 31, 2016
Commission # EE 203972

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned Notary Public of said county, JULIANNE MARY CUFFMAN, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 23 day of June, 2015.

NOTARY PUBLIC

My Commission Expires: 6/26/17

TIMOTHY D. FERGUSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $128,000.00.

Catherine Elizabeth Wren
AFFIANT

Subscribed to and sworn before me, this the 26 day of June, 2015.

NOTARY PUBLIC

My Commission Expires: 6/26/17

TIMOTHY D. FERGUSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
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