BILL GARRETT, Davidson County
Trans:T20150053469 DEEDWARR
Recvd: 07/02/15 10:42 2 pgs
Fees:13.00 Taxes:6290.00
20150702-0064179

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 30th day of June, 2015, by and between Clara M Bass, an Unmarried Woman, party of the first part, and John Ray and Lori Ray, Husband and Wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Lot No. 64 on the Plan of Chickering Valley, as of record in Book 2331, Page 122, Register's Office for said County.

And a permanent easement for utilities and for ingress egress, over and across a portion of Lot No. 66 on the Plan of Chickering Valley aforesaid said easement being 15 feet in width and following the course of an existing driveway across said Lot No. 66 as the same has been constructed and presently exists. This conveyance of said easement is and shall be a covenant running with the land and is made subject to the obligation of the Grantees to share equally with the owners of Lot No. 66 in the construction, installation and maintenance of that portion of the drive-way and utility facilities which cross Lot No. 66 and serve both properties, as well as the cost of the installation and maintenance of a water pump serving both properties, provided that all maintenance costs for said driveway, utilities and water pump shall be paid by the Grantees or the Owner of Lot No. 66, alone, whichever shall first construct a residence upon their property, until the construction of residences upon both lots, after which such expense shall be shared equally aforesaid. Said driveway shall be for the joint benefit of the owners of said Lots 64 and 66, and their invitees, but the same shall not be for the benefit of other properties, except upon the written consent of the owners of both said lots.

Said conveyance is made subject to restrictive covenants of record in Book 2542, Page 25, Book 2331, Page 121, 122 and 123, said Register's Office, and easements and setback lines as shown on Plan of record in Book 2331, Page 121, said Register's Office.

Being all or part of the same property conveyed to Robinson Neil Bass and Clara M. Bass by virtue of that certain Warranty Deed dated March 18, 1968, at Book 4220, Page 472 in the Register's Office of Davidson County, Tennessee. Robinson Neil Bass and Clara M Bass remained tenants by the entirety until the passing of Robinson Neil Bass on January 28, 2014, leaving Clara M Bass as the remaining tenant by the entirety.

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(S), their heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Clara M. Bass _____

Clara M Bass

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Clara M Bass, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of June, 2015.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: John Ray & Lori Ray

649 Palm Circle East, Naples, Florida 34102

Tax Parcel No 1441003900

Property Address: 6105 Chickering Court
Nashville, TN 37215

MAIL TAX
BILLS TO:

John Ray and Lori Ray
649 Palm Cirlce East, Naples, Florida 34102

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $1,700,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 30th day of June, 2015.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY