BILL GARRETT, Davidson County
Trans:T20150062737 DEEDWARR
Recvd: 07/30/15 13:26 2 pgs
Fees:13.00 Taxes:462.50
20150730-0075283

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1491

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brian Reames 412 Ellendale Ave. Nashville, TN 37205	NEW OWNER	130-01-0-A-009.00CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $125,000.00

Affiant

Subscribed and sworn to before me, this the 28th day of July, 2015.

Notary Public
My Commission Expires: _____
(Affix Seal) 8/23/2016

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. I **Christine A. Ray, a widow,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Brian Reames,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain condominium unit situated in Davidson County, Tennessee, being known as **Unit B-1** on the Plan of Building "B", Belle Meade Terrace Condominiums, of record in Book 5200, pages 325 through 329, inclusive, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete location and placement of such Unit, together with the appurtenant interest in the common elements of Belle Meade Terrace, a horizontal property regime established by Master Deed and By-Laws of record in Book 5730, page 27 and as Restated in Book 6015, page 94, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Quinton M. Ray and wife, Christine A. Ray by Warranty Deed from Buntin Sneed Podrebarac, dated June 15, 1993, recorded June 16, 1993, of record in Book 8984, page 149, Register's Office for Davidson County, Tennessee – AND - being the same property conveyed to Quinton M. Ray and wife, Christine A. Ray by Warranty Deed from R. Bush Sneed and wife, Glenda G. Sneed, dated June 15, 1993, recorded June 16, 1993, of record in Book 8984, page 146, said Register's Office.

Quinton M. Ray having since died on May 22, 2014, property vesting in Christine M. Ray as surviving heir in the entirety.

This is ☒ Improved OR ☐ Unimproved property located at: **116 Harding Place, Unit B-1, Nashville, TN 37205**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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, his heirs and assigns forever; and I do covenant with the said GRANTEE 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, unless otherwise herein set out; 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, his heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **28th** day of **July, 2015.**

GRANTOR(S)

Christine A. Ray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Christine A. Ray** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **28th** day of **July, 2015.**

AMANDA VAUGHN
State of Tennessee
Notary Public
DAVIDSON COUNTY

Notary Public
My Commission Expires: 8/23/2016