BILL GARRETT, Davidson County
Trans:T20150079698 DEEDWARR
Recvd: 09/18/15 14:12 12 pgs
Fees:63.00 Taxes:325.60
20150918-0095152

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $88,000.00.

Gary Stuart Ray

Subscribed and sworn to before me, this the 16th day of September, 2015.

I. M. Corriveau
Notary Public

My Commission Expires: _____

I M CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Gary Stuart Ray 5601 Vine Ridge Drive Nashville, TN 37205	071070021.00	New Owner

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **SHIRLEY L. DARKS, JERRY WAYNE DARKS, JR., RACHEL DARKS, RONALD EDWIN DARKS, MELISSA (DARKS) FISHER, KRISTEN MCCELLAN AS GUARDIAN FOR MASTER CAMERON DARKS, CHRISTOPHER RYAN DARKS AND DILLON WEST AS DEVISEES UNDER THE LAST WILL AND TESTAMENT OF JERRY WAYNE DARKS, SR., DECEASED,** (collectively, the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **GARY STUART RAY** (the "Grantee"), certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

A Tract or Parcel of land in Davidson County, Tennessee, described as follows, to wit: Being the easterly part of Lot No. 2 on the Map of T. J. Cage's Subdivision of the Tarpley Place, of record in Book 332, Page 97, Register's Office for said county; and more particularly described as follows:

Property located in the 5th Councilmanic District of Nashville, Davidson County, being parcel 21.00 as shown on Davidson County property Map No. 71-07 and being more particularly described according to a survey performed by Jack L. Whitson, RLS dated August 12, 2015 as follows:

Beginning at an iron rod (new) on the westerly right-of-way of Dickerson Pike, being the southeast corner of the property conveyed to Richard H. Bates of record in Instrument No. 20121030-0099755, Register's Office for Davidson County, Tennessee; Thence,

leaving the southerly boundary of said Richard H. Bates property and following the westerly boundary of said Dickerson Pike South 23 Degrees 43 Minutes 03 Seconds West, 91.53 Feet to a Mag Spike (new), being the northeast corner of the property conveyed to Gary Stuart Ray of record in Instrument No. 20050819-0098853, Register's Office for Davidson County, Tennessee; Thence, leaving said westerly right-of-way of Dickerson Pike and following the northerly boundary of said Gary Stuart Ray property and continuing with the north boundary of the property conveyed to Sandra Fay Boyles & James Boyles of record in Instrument No. 20040629-0077335 and the northerly boundary of the property conveyed to Cheryl Miller & Michael H. Terry of record in Instrument No. 20121226-0118893, Register's Office for Davidson County, Tennessee North 81 Degrees 28 Minutes 56 Seconds West, 258.24 Feet to a 48-inch Hackberry Tree near a fence corner on the easterly boundary of the property conveyed to Danny R. & Pamela K. Lane of record in Deed Book 11454, Page 422, Register's Office for Davidson County, Tennessee; Thence, following the easterly boundary of said Danny R. & Pamela K. Lane property North 07 Degrees 54 Minutes 34 Seconds East, 100.30 Feet to an iron rod (new) in an old fence line on the southerly boundary of the aforementioned Richard H. Bates property, said iron rod being the northeast corner of said Danny R. & Pamela K. Lane property; Thence, leaving said Danny R. & Pamela K. Lane property and following the southerly boundary of said Richard H. Bates property South 79 Degrees 03 Minutes 47 Seconds East, 283.56 Feet to the Point of Beginning, containing 25,605 Square Feet or 0.59 Acres.

Being the same property conveyed to Gary Stuart Ray and Jerry Wayne Darks by Executor's Quitclaim Deed from Gary Stuart Ray, Executor of the Estate of Mildred B. Gary, dated April 7, 2003, recorded August 19, 2005, of record in Instrument No. 20050819-0098852, Register's Office for Davidson County, Tennessee. Reference is hereby made to the Last Will and Testament of Mildred B. Gary of record in Will Vol. No. 2521-463761, Probate Court Clerk's Office for Davidson County, Tennessee. The said Jerry Wayne Darks, Sr., died on October 23, 2012 leaving Shirley L. Darks, Jerry Wayne Darks, Jr., Rachel Darks, Ronald Edwin Darks, Melissa (Darks) Fisher, Master Cameron Darks, Christopher Ryan Darks and Dillon West as devisees under the Last Will and Testament of Jerry Wayne Darks, Sr., entered as Docket No. 13P-350 in the Eleventh Circuit Court of Davidson County, Tennessee (Probate Division).

Master Cameron Darks is a minor and pursuant to the Order entered as Docket No. 15P-183 in the Eleventh Circuit Court of Davidson County, Tennessee (Probate Division), his mother Kristen McCellan was appointed Guardian and was further granted authorization to take possession of all property available to Master Cameron Darks, and to sign all documents necessary on behalf of the minor child.

Melissa Darks is now known as Melissa Darks Fisher and Melissa West Fisher

This instrument is executed on behalf of Christopher Ryan Darks, by Shirley L. Darks pursuant to a Power of Attorney executed by Christopher Ryan Darks on January 15, 2015, of record in Instrument No. 20150219-0014415, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

This instrument is executed on behalf of Dillon West a/k/a Dillon Keith West, by Melissa West Fisher pursuant to a Power of Attorney executed by Dillon Keith West on August 21, 2015, of record in Instrument No. 20150918-0095151, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "B" to the instrument and incorporated herein by reference.

Address: 2304 Dickerson Pike, Nashville, Tennessee 37207

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever.

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

The Grantor covenants with the Grantee that the Grantor is lawfully seized and possessed of the said Property in fee simple; that the Grantor has a good right to convey the Property; and that the Property is unencumbered, unless otherwise herein set out.

The Grantor further covenants to warrant and forever defend the title to the Property to the Grantee, its heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 16th day of September 2015.

GRANTOR:

Shirley L. Darks

Shirley L. Darks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Shirley L. Darks, the 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 and official seal at office this 16th day of September, 2015.

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

C.M. Corriveau

Notary Public
My Commission Expires: _____

IN WITNESS WHEREOF, this instrument has been executed this 16th day of September 2015.

GRANTOR:

Ronald Edwin Darks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Ronald Edwin Darks, the 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 and official seal at office this 16th day of September, 2015.

Notary Public
My Commission Expires: _____

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

IN WITNESS WHEREOF, this instrument has been executed this the 16th day of September, 2015.

GRANTOR:

Kristen McClellan, as Guardian of Master Cameron Darks

Kristen McCellan, as Guardian of
Master Cameron Darks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Kristen McCellan, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the executed of the within instrument on behalf of Master Cameron Darks, as his Guardian and as the free act and deed of the Principal.

Witness my hand and official seal at office this 16th day of September, 2015.

Notary Public
My Commission Expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

IN WITNESS WHEREOF, this instrument has been executed this 16th day of September 2015.

GRANTOR:

Melissa Darks Fisher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Melissa Darks Fisher, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed of the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 16th day of September, 2015.

Notary Public
My Commission Expires: _____

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

IN WITNESS WHEREOF, this instrument has been executed this 16th day of September 2015.

GRANTOR:

Jerry Wayne Darks, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jerry Wayne Darks, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed of the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 16th day of September, 2015.

Notary Public
My Commission Expires:

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

IN WITNESS WHEREOF, this instrument has been executed this 16th day of September 2015.

GRANTOR:

Dillon West by Melissa West Fisher

Dillon West, by
Melissa West Fisher, his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Melissa West Fisher, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Dillon West, as Attorney-in-Fact, as the free Act and Deed of the said Principal.

Witness my hand and official seal at office this 16th day of September, 2015.

C. M. Corriveau

Notary Public
My Commission Expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

IN WITNESS WHEREOF, this instrument has been executed this 16th day of September 2015.

GRANTOR:

Rachel Darks

Rachel Darks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Rachel Darks, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed of the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 16th day of September, 2015.

Notary Public
My Commission Expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

IN WITNESS WHEREOF, this instrument has been executed this 16th day of September 2015.

GRANTOR:
Christopher Ryan Darks
By Shirley L. Darks his attorney in fact

Christopher Ryan Darks,
by Shirley L. Darks, his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named Shirley L. Darks, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Christopher Ryan Darks, as Attorney-in-Fact, as the free Act and Deed of the said Principal.

Witness my hand and official seal at office this 16th day of September, 2015.

L.M Corriveau

Notary Public
My Commission Expires: _____

L.M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

EXHIBIT "A"
To
WARRANTY DEED

FROM: SHIRLEY L. DARKS, JERRY WAYNE DARKS, JR., RACHEL DARKS, RONALD EDWIN DARKS, MELISSA (DARKS) FISHER, KRISTEN MCCELLAN AS GUARDIAN FOR MASTER CAMERON DARKS, CHRISTOPHER RYAN DARKS AND DILLON WEST

TO: GARY STUART RAY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney-in-Fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power-of-Attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated*, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant saith not.

Shirley L. Darks

Shirley L. Darks, Affiant

Sworn to and subscribed before me this 16th day of September, 2015.

C. M. Corriveau

Notary Public
My Commission Expires: _____

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

EXHIBIT "B"
To
WARRANTY DEED

FROM: SHIRLEY L. DARKS, JERRY WAYNE DARKS, JR., RACHEL DARKS, RONALD EDWIN DARKS, MELISSA (DARKS) FISHER, KRISTEN MCCELLAN AS GUARDIAN FOR MASTER CAMERON DARKS, CHRISTOPHER RYAN DARKS AND DILLON WEST

TO: GARY STUART RAY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney-in-Fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power-of-Attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated*, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant saith not.

Melissa West Fisher, Affiant

Sworn to and subscribed before me this 16th day of September, 2015.

Notary Public
My Commission Expires: _____

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017