WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. mt6-1024

BILL GARRETT, Davidson County
Trans:T20160011027 DEEDWARR
Recvd: 02/09/16 13:44 2 pgs
Fees:13.00 Taxes:580.16
20160209-0012520

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
16-0036

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,800.00

Erin E. Oakley
Affiant

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires APRIL 28, 2019

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 5th day of February, 2016

Deb L Bissell
Notary Public
Commission Expires: 4-28-19

Address of New Owner	Send Tax Bills To:	Map & Parcel
Erin Oakley 3105 Harpeth Springs Drive Nashville, TN 37221	Farmington Mtg. 2002 Richard Jones Rd, # 300A Nashville, TN 37215	141-06-0D-051.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Robin R. Ray, a married woman *

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erin E. Oakley, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 51 on the Plan of Horizontal Property Regime Private Element Plat, Riverbridge Community, a Planned Unit Development, of record in Instrument Number 20030213-0019999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Robin R. Ray, an unmarried woman, by Warranty Deed from Beazer Homes Corp., DBA Philips Builders, a Tennessee Corporation, dated 4/16/04 and recorded 4/26/04 in Instrument No. 20040426-0047113, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3105 Harpeth Springs Drive, Nashville, TN 37221.

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

*Mr.Timothy Polascheck joins this conveyance for the express purpose of relinquishing all his right,title and interest to said property, marital or otherwise.

Dated this the 5th day of February, 2016.

Robin R. Ray

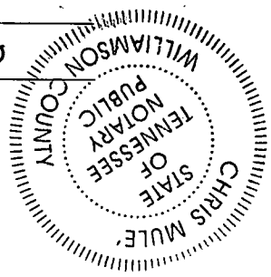
Timothy Polaschek

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Robin R. Ray and Timothy Polaschek
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 5th day of February, 2016.

Notary Public
My Commission Expires: 1-13-20



(Notary Seal)