THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC.
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

BILL GARRETT, Davidson County
Trans:T20160064299 DEEDWARR
Recvd: 07/26/16 15:48 2 pgs
Fees:13.00 Taxes:525.40
20160726-0076954

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
The Restoration Team, LLC 1016 Bellwood Drive Mount Juliet, Tennessee 37122	Same	044-15-0-402.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ruby Elaine Ray as Executrix for the Estate of Juanita Williams**, has this day bargained and sold, and do hereby transfer and convey unto the said **The Restoration Team, LLC, a Tennessee Limited Liability Company,** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 19 of the Section"B" on the Plan of E.I. DuPont de Nemours & Company's Subdivision, as of record in Book 1424, Page 67, Register's Office for said County.

Said Lot No. 19 fronts 54.3 feet on the westerly side of Overton Street and extends back 88.3 feet on the northerly line and 88.2 feet on the southerly line, to the easterly margin of Lot No. 31, measuring 54.3 feet thereon.

Being the same property conveyed to Juanita Williams, an unmarried woman, by deed of November 2, 1978 from Mable L. Pope, an unmarried woman, of record in Book 5360, Page 103, said Register's Office. The said Juanita Williams having since died testate on March 26, 2016, Davidson County Seventh Circuit Court, Nashville, Tennessee, Docket No.: 16P728, and said real property vested in Ruby Elaine Ray pursuant to the last will and testament of Juanita Williams.

STATE OF TENNESSEE
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is **$142,000.00**.
Subscribed and sworn to before me this 22 day of July, 2016.
My Commission Expires: 01/11/2017

Affiant

Notary Public

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

This is improved property located at **1102 Overton Street, Old Hickory, Tennessee 37138**.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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.

Witness our hands this 22 day of July, 2016.

Ruby Elaine Ray Executrix

Ruby Elaine Ray as Executrix for the Estate of Juanita Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **Ruby Elaine Ray as Executrix for the Estate of Juanita Williams,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 22 day of July, 2016.

NOTARY PUBLIC

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 01/11/2017