Davidson County DEEDWARR
Recvd: 12/13/16 14:21 3 pgs
Fees:18.00 Taxes:492.10
20161213-0130745

THIS INSTRUMENT PREPARED BY:
Cecilia West Spivy
Attorney at Law
111 West Commerce, Suite 201
Lewisburg, TN 37091

Map 9, Parcel 19.00

Based on information provided by the parties.

WARRANTY DEED

FROM: WALTER SCOTT RAY, A MARRIED PERSON

TO: SHAWN ROSSON, A MARRIED MAN

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, I, the undersigned, WALTER SCOTT RAY, have this day bargained and sold, and do, by these presents, transfer and convey unto SHAWN ROSSON, his heirs and assigns, all my right, title and interest in and to the following described realty located in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot)s) 29, as shown on the map entitled Kemper Heights Subdivision, Section 1, of record in Plat Book 2331, Pages 65 and 66, in Register's Office of Davidson County, Tennessee.

This same realty conveyed to the undersigned by deed from SCOTT RAY AND MARTHA LYNN SIMONEAU STEPHENS, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, of record in Instrument No. 200003150026561, in Register's Office of Davidson County, Tennessee. Martha Lynn Simoneau Stephens, also known as Martha Lynn Ray died July 7, 2010 leaving said property to Scott Ray. Walter Scott Ray and Scott Ray are one and the same person. I, Kimberly Ray, the spouse of Walter Scott Ray join in the execution of this instrument to quitclaim any interests I may have in said property.

This property is conveyed subject to all matters shown on plat of subdivision of record in Plat Book 2331, Pages 65 and 66, Register's Office of Davidson County, Tennessee.

The 2016 taxes have been prorated between the parties and paid. Possession shall pass upon the execution of this instrument.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, in fee-simple forever.

The Grantor COVENANTS that he is lawfully seized and possessed of the granted realty; that he has a good and lawful right to sell and convey the same; that said property is not encumbered, except as herein stated; and that he will forever warrant and defend the title thereto unto the said Grantee, his heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS OUR HANDS this 9th day of December, 2016.

Walter Scott Ray
WALTER SCOTT RAY

Kimberly Ray
KIMBERLY RAY

THIS INSTRUMENT SHOULD BE RECORDED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AS SOON AS POSSIBLE AFTER HAVING BEEN SIGNED.

STATE OF TENNESSEE
COUNTY OF MARSHALL

On this 9th day of December, 2016, before me personally appeared WALTER SCOTT RAY AND WIFE, KIMBERLEY RAY, to me known to be the persons described in, and who executed the foregoing and attached instrument, and who acknowledged that they executed the same as their free act and deed.

My Commission Expires: 2/27/19

IN WITNESS WHEREOF, I hereunto affix my signature and official seal in the County and State aforesaid.

CECILIA WEST SPIVY NOTARY PUBLIC AT LARGE MARSHALL COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF MARSHALL

The undersigned makes oath that the actual value or consideration of this transfer is

$133,000.00

Walter Scott Ray
Affiant

CECILIA WEST SPIVY NOTARY PUBLIC AT LARGE MARSHALL COUNTY, TN

Sworn to and subscribed before me this 9th day of December, 2016.

My Commission Expires: 2/27/19

Notary Public

TAXES WILL BE PAID BY:

Bank of Tennessee
2208 Crestmoor Road, Ste One
Nashville, TN 37215

OWNER'S NAME & ADDRESS:

Shawn Rosson
906 Westchester Drive
Madison, TN 37115

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

True Copy Certification

I, Kristen Traini, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

