Bk 36 ③

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $195,000.00.

Affiant

Subscribed and sworn to me on April 13, 2017.

NOTARY PUBLIC

My Commission Expires: 3/3/2020

ANDREA FREEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 3, 2020

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30362A

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Vincent Leray Margaret Leray 900 Richardson Avenue Nashville, TN 37207	SAME AS NEW OWNER	-082-04-0-081.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Dawnyea M. Crider and wife, Marviesta A. Crider, as tenants by the entirety, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Vincent Leray and Margaret Leray, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 379 on the Plan of Oakwood Park of record in Plat Book 421, Page 12, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof and that part of a street shown on Montgomery Avenue on Bill No. 85-1075.

Said Lot No. 379 begins at the Southeast corner of Richardson Avenue and North 9th Street; thence with the Southerly margin of said Richardson Avenue, Eastwardly 43 feet to the Westerly margin of the Right of Way of L&N Railroad; thence with said Right of Way Southwardly to the Easterly margin of said 9th Street; thence with the margin of same, Northwardly to the beginning, said Lot No. 379 being triangular in shape. Scrivener's Affidavit of record as Instrument No. 20170417-0037018, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dawnyea M. Crider and wife, Marviesta A. Crider, as tenants by the entirety by Warranty deed from Rajiv Sethi, a married man of record in Instrument No. 20090529-0049341 Register's Office for Davidson County, Tennessee, dated May 22, 2009 and recorded on May 29, 2009.

The conveyance of the above-described parcel of land is subject to the following:

1. 2017 Davidson County which have been prorated by the parties and assumed by the Grantee(s).

BILL GARRETT, Davidson County
Trans:T20170031891 DEEDWARR
Recvd: 04/17/17 13:57 2 pgs
Fees:13.00 Taxes:721.50
20170417-0037021

2. Subject to all matters shown on the Plan of record in Plat Book 421, Page 12, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 900 Richardson Avenue, Nashville, TN 37207.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 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 my/our hand(s) this 13th day of April, 2017.

Dawnyea M. Crider

Dawnyea M. Crider, By: Terri Rutherford
Attorney In Fact by Terri Rutherford attny-in-fact

Marviesta A. Crider

Marviesta A. Crider, By; Terri Rutherford
Attorney In Fact by Terri Rutherford attorney-in-fact

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terri Rutherford, 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 on behalf of Dawnyea M. Crider and Marviesta A. Crider, as their Attorney in Fact, as the free act and deed of the within named Dawnyea M. Crider and Marviesta A. Crider.

Witness my hand and official seal on April 13, 2017.

Andrea Freeman

NOTARY PUBLIC

My Commission Expires: 3/3/2020

