BILL GARRETT, Davidson County
Trans:T20170045595 DEEDWARR
Recvd: 05/30/17 12:58 2 pgs
Fees:13.00 Taxes:614.20
20170530-0053401

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN178784

WARRANTY DEED

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-30-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of May, 2017

NOTARY PUBLIC

My commission expires: 7-30-17

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CARYN RAE LAMBRIGHT, AND MARK T RAYBURN 142 Shiaway Court Nashville, TN 37217	Same address as new owner	149 02 0F 022.00CO

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Six Thousand and 00/100 Dollars ($166,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JOHN GREEN, A MARRIED MAN AND JAMES RAY HEWERDINE, A MARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CARYN RAE LAMBRIGHT, AN UNMARRIED WOMAN, AND MARK T RAYBURN, AN UNMARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 22 on the Plan of Raven's Retreat, a Horizontal Property Regime with Private Elements (formerly Vale Ridge Townhomes) as described in Exhibit "B" and the Declaration of Covenants, Conditions and Restrictions for Raven's Retreat of record as Instrument No. 20120606-0049559 (shown incorrectly on prior deed as 20120606-0049599) amended in 20141024-00989102, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Green, a married man and James Ray Hewerdine, a married man, by Warranty Deed from J2K Builders, LLC, dated 5/7/2015, recorded 5/13/2015, of record in Instrument No. 20150513-0043771, in the Register's Office for Davidson County, Tennessee. Being part of the same property previously conveyed to J2K Builders, LLC by deed from Renasant Bank dated 8/18/2011, of record in Instrument No. 20110818-0064117, said Register's Office. Said property was never the principal residence of James Ray Hewerdine or his spouse.

The address of the herein described property is believed to be 142 Shiaway Court, Nashville, TN 37217, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 25th day of May, 2017.

JOHN GREEN

MELINDA MARIE GREEN

JAMES RAY HEWERDINE BY JOHN GREEN, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, John Green and Melinda Marie Green, 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 seal, this the 25th day of May, 2017.

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-30-2017

Notary Public
My commission expires: 7-30-17

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, John Green, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of James Ray Hewerdine and acknowledged that he executed the same as the free act and deed of the said James Ray Hewerdine.

WITNESS my hand and seal, this the 25th day of May, 2017.

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-30-2017

Notary Public
My commission expires: 7-30-17