WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30TH DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: 03/10/2018
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Shelby McPherson Ray and William Bradley Ray	NEW OWNER	155 16 0A 160.00
(NAME)	(NAME)	
5149 Traceway Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 05/31/17 15:16 3 pgs
Fees:18.00 Taxes:1387.50
20170531-0054110

For and in consideration of the sum of Three Hundred Seventy-Five Thousand And No/100 Dollars ($375,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **David B. Ledgerwood, a married man and Adrienne M. Ledgerwood, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **William B. Ray and Shelby Ray, Husband and Wife**, 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 Lot No. 320 on the Plan of Traceside, Section Six, of record in Book 9700, Page 268, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to David B. Ledgerwood and spouse, Adrienne M. Ledgerwood by Warranty Deed from Patricia Poole, unmarried dated June 3, 2013 and recorded June 7, 2013 as Instrument No. 20130607-0058262, in said Register's Office for Davidson County, Tennessee.

The grantors have since divorced. David B. Ledgerwood has since remarried but the subject property was not the marital residence of he and his current spouse and as such she does not join in the execution of this instrument. Adrienne M. Ledgerwood has since remarried but the subject property was not the marital residence of she and her current spouse and as such he does not join in the execution of this instrument.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5149 Traceway 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 do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

File Number: FRN-172943SSO

Witness our hands this the 26th day of May, 2017 David B. Ledgerwood by Tracey Hester as his attorney-in-fact

David B. Ledgerwood
by Tracey Hester as his Attorney in fact

Adrienne M. Ledgerwood

STATE OF Tennessee

County OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Tracey Hester, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of David B. Ledgerwood, as his Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of David B. Ledgerwood, for the purposes therein contained.

Witness my hand and official seal, this the 26th of May, 2017.

Notary Public

My Commission Expires: March 6, 2018

(SEAL)

DAWN D. CHASE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Comm. Expires March 6, 2018

STATE OF Tennessee

County OF Williamson

I, Dawn D. Chase, a Notary Public for the County of Williamson and State of Tennessee, do hereby certify that Adrienne M. Ledgerwood, an unmarried woman personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 26th of May, 2017.

Notary Public

My Commission Expires: March 6, 2018

(SEAL)

DAWN D. CHASE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Comm. Expires March 6, 2018

File Number: FRN-172943SSO

True Copy Certification

I, Paul F. Soper, 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 DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper 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: 11/6/17
Notary' Seal (if on paper)

