| Davidson County | DEEDWARR |
|---|---|
| Recvd: 06/02/17 16:09 | 3 pgs |
| Fees:18.00 Taxes:2127.50 | |
| **20170602-0055486** | |

| | |
|---|---|
| | **STATE OF TENNESSEE**<br>**COUNTY OF** Williamson<br><br>The actual consideration or value, whichever is greater, for this transfer is **$575,000.00**.<br><br>Marlene Mitchell<br>Affiant<br><br>Subscribed and sworn to before me, this 31st day of May, 2017.<br><br>B. Hodge<br>Notary Public<br><br>My commission expires: 1/2/2020 |
| (Notary Stamp) | |

BARBARA T. HODGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Comm. Expires October 2, 2017

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| **Michael Prahl** | **Michael Prahl** | **104-16-0-242.00** |
| **1902 Sweetbriar Ave** | NEW OWNER | |
| **Nashville, TN 37212** | | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

**Kathleen W Ray, an unmarried woman**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**Michael Prahl, an unmarried man**

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the Westerly 35 feet of no. 246 and the Easterly 33 feet of Lot No. 247, on Belmont Lane Company's Plan Called Belmont Heights, as of record in Book 421, Page 34, said Register's Office.

Said Part of said Lots Nos. 246 and 247, adjoin and front together 68 feet on the Northerly side of Sweetbriar Avenue, and runs back between parallel lines 175 feet to an alley.

Being a portion of the same property conveyed to Kathleen W. Ray, Individually by Quitclaim deed from Kathleen W. Ray, Executor of the Estate of Oakley S. Ray of record in Instrument No.

20091119-0106773 Register's Office for Davidson County, Tennessee, dated November 18, 2009 and recorded on November 19, 2009. The said Oakley S. Ray, having since died.

This is **improved** property known as **1902 Sweetbriar Ave, Nashville, TN 37212.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 31st day of May, 2017.

Kathleen W. Ray by Stephen Allen Ray Her Attorney-in-Fact

Kathleen W Ray by Stephen Allen Ray
Her Attorney-in-Fact

**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Stephen Allen Ray** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **Kathleen W. Ray** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for **Kathleen W. Ray,** and is authorized by her to execute this instrument on her behalf.

This the 31 day of May, 2017.

Notary Public

My Commission Expires: 11/19/2018

JONATHAN R. MEDLEY STATE OF TENNESSEE NOTARY PUBLIC WHITE COUNTY

SolomonParks File No. 170108

TRUE COPY CERTIFICATION

I, Jonathan R. Medley, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents 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 Williamson

Personally appeared before me, Barbara T. Hodge, a notary public for this county and state, Jonathan R. Medley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires 10/2/17

Notary's Seal

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017