BILL GARRETT, Davidson County
Trans: T20170074537 DEEDWARR
Recvd: 08/28/17 08:16 2 pgs
Fees: 13.00 Taxes: 888.00
20170828-0087811

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $240,000.00.

Janel Johnson
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 21st day of August, 2017.

NOTARY PUBLIC

My commission expires:

MATTHEW H. ALLEN NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 8-26-2018

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Kenneth Ray and Terri Ray	Quicken Loans, Inc.	064040021.00
(NAME)	(NAME)	
4536 Woodside Circle	1050 Woodward Ave.	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Detriot, MI 48226-1906	

Warranty Deed

For and in Consideration of the sum of $240,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Tiffany C. Wood and wife, Brian hayes Wood,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Kenneth Ray and Terri Ray, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 33 of Woodside Subdivision, Section 1, as shown on plan of record in Book 5050, Page 75, Register's Office for Davidson County, Tennessee.

Sand Lot No. 33 fronts 170.0 feet on the southeasterly margin of Woodside Circle and runs back 275.00 feet on the easterly line and 275.00 feet on the southwesterly line to a point at the rear, being a triangular shaped lot.

Being the same property conveyed to Tiffany C. Wood and husband Brian Hayes Wood by deed from Rachel M. Hartly, unmarried, of record in Instrument No. 20130304-0021530, said Register's Office.

This property is __unimproved _X_improved property known as: 4536 Woodside Circle, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office

of the Register of Deeds where the real property is situated.

Witness our hands this 21st day of August, 2017.

Tiffany C. Wood

Brian Hayes Wood

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tiffany C. Wood and Brian Hayes Wood, the herein bargainor, 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 for the purposes therein contained.

Witness my hand and official seal, this the 21st day of August, 2017.

Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122