Davidson County	DEEDWARR
Recvd: 08/29/17 12:32	3 pgs
Fees:18.00 Taxes:740.00	
20170829-0088693	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~28th~~ 29th day of August, 2017.

Notary Public

MY COMMISSION EXPIRES: 11/10/2019

(AFFIX SEAL)

AMY L. NELSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jacqueline J. Williams	New Owner	095-10-O-089.00
(NAME)	(NAME)	
514 Bounty Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Johnny Ray Spray, a married man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jacqueline J. Williams, unmarried**, hereinafter called the GRANTEE(S), her heirs and/or 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 all of Lot No. 107 on the Plan of Elm Hill Acres, Section No. II, of record in Plat Book 2331, Page 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Johnny Ray Spray by Quit Claim Deed from Belinda Sue Spray dated 11/26/2002, recorded 11/26/2002, of record in Instrument No. 20021126-0146437, in the Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

All matters shown on the plat of record in Plat Book 2331, Page 68, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 2442, Page 464, in the Register's Office for Davidson County, Tennessee. Easement contained in Warranty Deed of record in Book 4753, Page 40, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☑ property, known as 514 Bounty Drive, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), her heirs and/or assigns forever; and we do covenant with the said

GRANTEE(S) that we 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 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 GRANTEE(S), her heirs and/or 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 hand this 28th day of August, 2017.

Johnny Ray Spray

Johnny Ray Spray

State of Tennessee
County of Wilson

Personally appeared before me Johnny Ray Spray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of August, 2017.

Tracey Trumphour

Notary Public
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Alice J. Stewart, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 4/11/2020

Alice J. Stewart

