This instrument prepared by and after recording, return to:
Kay B. Housch, Esq. BPR#010995
Kay B. Housch PC
222 2nd Ave. North, Suite 310
Nashville TN 37201

File #2017-054A

Bill Garrett Davidson County
Batch# 164 DEEDWARR
09/11/2017 01:40:05 PM 2 pgs
Fees: $13.00 Taxes: $832.50
20170911-0092910

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Heikki N. Larsen	(NAME) First Community Mortgage	Map & Parcel # 07211043000
(STREET ADDRESS) 2115 Riverside Drive	(STREET ADDRESS) 262 Robert Rose Drive, Suite 201	
(CITY) Nashville (STATE) TN (ZIP) 37216	(CITY) Murfreesboro (STATE) TN (ZIP) 37129	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Tommy L. Ray and Robert W. Ray,** Grantors, have this day bargained and sold, and does hereby transfer and convey unto the said, **Heikki N. Larsen, a single man,** Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 97 and northerly 6 feet of Lot No. 98 on the Map of Waters Place on the Maxey Lane recorded in Plat Book 332, pages 136 and 137, said Register's Office. Said Lot 97 and part of Lot 98 adjoin and front together 56 feet on the easterly margin of Riverside Drive and run back between parallel lines, 160 feet to an alley.
Being the same property conveyed to Wendell L. Ray and wife, Margaret B. Ray by deed recorded in Book 1581, page 37, Register's Office of Davidson County, Tennessee. The said Wendell L. Ray and wife, Margaret B. Ray, a/k/a Margaret Evelyn Ray, having since died, he having predeceased her and she having died testate. Title vested in Tommy L. Ray and Robert W. Ray as devisees under the will of Margaret Evelyn Ray, deceased Circuit Court of Davidson County, Tennessee, Probate Division Docket No. 16P1695.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $225,000.00.

Subscribed and sworn to before me this the 8th, day of September, 2017.

Affiant

My commission expires: March 3, 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

This is improved property known as 2115 Riverside Drive, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his successors, heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 8th day of September, 2017.

Tommy L. Ray

Robert W. Ray

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Tommy L. Ray and Robert W. Ray,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8th day of September, 2017.

DAVIDSON COUNTY KAY B. HOUSCH STATE OF TENNESSEE NOTARY PUBLIC

Notary Public
My Commission Expires: 7/5/2021

ENCUMBRANCES: 2017 and subsequent years real property taxes are a lien, but not yet due and payable.