This instrument prepared by and after recording, return to:
Marjorie Kaup Haines, Esq., BPR#026345
Kay B. Housch PC
222 2nd Ave. North, Suite 310
Nashville TN 37201

File #2017-054B

Bill Garrett Davidson County
Batch# 4800 DEEDWARR
09/26/2017 09:14:30 AM 2 pgs
Fees: $13.00 Taxes: $399.60
20170926-0098271

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Christine Kinsley	(NAME) Christine Kinsley	Map 72-11, Parcel 431
(STREET ADDRESS) 2113 Riverside Drive	(STREET ADDRESS) Post Office Box 23863	
(CITY) (STATE) (ZIP) Nashville TN 37216	(CITY) (STATE) (ZIP) Nashville TN 37202	

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**, Christine Kinsley,** Grantee herein, her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 98 on the plan of Waters Place, recorded in Plat Book 332, pages 136 & 137, Register's Office, Davidson County, Tennessee. Said part of Lot 98 fronts 50 feet on the easterly margin of Riverside Drive, and runs back between parallel lines with the northerly margin of Piedmont Avenue, 160 feet to an alley.
Being the same property conveyed to Wendell L. Ray and wife, Margaret B. Ray by deed recorded in Book 1811, page 159, 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 $108,000.00.

Subscribed and sworn to before me this the 25th day of September, 2017.

Affiant

My commission expires: 10-21-2018

Notary Public

MARJORIE A. HAINES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires October 21, 2018

This is unimproved property known as 2113 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, her 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, her 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 25th day of September, 2017.

Tommy L. Ray

Tommy L. Ray

Robert W. Ray

Robert W. Ray

STATE OF TENNESSEE
COUNTY OF Williamson

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 25th day of September, 2017.

Notary Public
My Commission Expires: 10-21-2018

MARJORIE A. HAINES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires October 21, 2018

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

TRUE COPY CERTIFICATION

I, KAY B. HOUSCH, 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.

Kay B. Housch

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, MARJORIE A. HAINES, a notary public for this county and state, KAY B. HOUSCH, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marjorie A. Haines, Notary Public
My commission expires 10/21/2018

MARJORIE A. HAINES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires October 21, 2018