Bill Garrett Davidson County
Batch# 17242 DEEDWARR
10/24/2017 10:03:17 AM 2 pgs
Fees: $13.00 Taxes: $1,257.63
20171024-0108786

ADDRESS NEW OWNER: Madeline K. Nelson
Brian Doyle
5109 Amalie Drive
Nashville, TN 37211

SEND TAX BILL TO: new owners

MAP-PARCEL NOS. 161-7-33.00

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Natalie Ray and Jacob Ray, wife and husband** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Madeline K. Nelson and Brian Doyle, wife and husband** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in the 6th Civil District of Davidson County, Tennessee, being Lot No. 27 on the Plan of McMurray Woods, Section One, as of record in Book 2900, Page 99, Register's Office for Davidson County, Tennessee.

Said Lot No. 27 fronts 115 feet on the southwesterly side of Amalie Drive, and extends back between lines, 349.45 feet on the northwesterly line and 354.8 feet on the southeasterly line, to a dead line in the rear, measuring 115.2 feet thereon.

Being the same property conveyed to Natalie Ray and husband, Jacob Ray, from Samuel David Neal and Tamera Sue Neal and Kristi Neal Jones by Warranty Deed recorded on October 15, 2014, in Instrument No. 20141015-0095179, Register's Office for Davidson County, Tennessee. See Scrivener's Affidavit in Instrument No. 20170517-0049004, said Register's Office.

This is property with a common address of 5109 Amalie Drive, Nashville, TN 37211.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and paid by Grantor at closing.(2) All matters appearing on the Plan of record in Book 2900, Page 99, Register's Office for Davidson County, Tennessee.(3) Easement and/or Right of Way for sewer main to First Suburban Water Utility District in Book 4653, Page 737, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 18th day of October 2017.

Natalie Ray

Jacob Ray

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Natalie Ray and Jacob Ray, wife and husband,** with whom I am personally acquainted, or who 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 office this 18th day of October 2017.

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $339,900.00.

Affiant

Subscribed and sworn before me this 18th day of October 2017.

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires 07-06-2020

Notary Public
My Commission Expires: 07/06/20

File No. 1710K275

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-KU-17-5109