WARRANTY DEED

Bill Garrett Davidson County
Batch# 50236 DEEDWARR
01/23/2018 09:20:58 AM 2 pgs
Fees: $13.00 Taxes: $647.50

20180123-0006758

REBECCA CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 12-28-2019

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of January, 2018

Notary Public

MY COMMISSION EXPIRES: 12/28/2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert B. Erwin	Same as new owner	025 04 0 042.00
(NAME)	(NAME)	
212 W Cedar St.		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **John L. Wray and wife, Michelle D. Wray,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Robert B. Erwin, married,** hereinafter called the GRANTEES, their heirs and 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 Lot 10, on the Map of W. C. Moncrief's Subdivision at Goodlettsville of a part of the Mathes Subdivision and being all of the property described in Deed Book 7013, Page 583, Register's Office, Davidson County, Tennessee, and further described according to a mortgage loan inspection by Campbell Surveying Co., Inc., 2424 21st Avenue S, Suite 201, Nashville, TN 37212, License No. 1673, dated 3/2/94, as follows:

BEGINNING at a point in the southerly margin of West Cedar Street at the corner of Lots 9 and 10; thence with the margin of West Cedar Street North 89 deg. East 75 feet to the corner of said Lots 10 and 11; thence with the line between said lots South 2 deg. E, 150 feet to a point; thence South 89 deg. W, 100 feet to the corner of Lots 9 and 10; thence with the line between said lots northerly 152 feet to the point of beginning.

BEING the same property conveyed to John L. Wray and wife, Michelle D. Wray, by Quitclaim Deed from John L. Wray, unmarried and Michelle D. Rose, unmarried, dated March 19, 2013 and recorded March 27, 2013 in Instrument No. 20130327-0030097; and being the same property previously conveyed to John L. Wray and Michelle D. Rose, by Warranty Deed from Toby N. Tate and wife, Stacey D. Tate, dated April 30, 2003 and recorded May 5, 2003 in Instrument No. 20030505-0059643, in the Register's Office of Davidson County, Tennessee.

The said Michelle D. Rose and Michelle D. Wray are one and the same person.

The legal description contained herein is the same as in the previous deed of record.

The 2017 taxes have been paid by the Grantor and the 2018 taxes have been prorated between the Grantor and the Grantee. All future taxes will be assumed by the Grantee herein.

unimproved ☐

This is improved ☑ property, known as 212 W Cedar St., Goodlettsville, TN 37072
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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/our hands this 19th day of January, 2018.

John L. Wray

Michelle D. Wray

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John L. Wray and Michelle D. Wray, the bargainor(s), 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 purposes therein contained.

WITNESS my hand and seal this 19th day of January, 2018.

Notary Public
My Commission Expires: 6/18/19

JENNIFER A HOFFMAN
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
My Commission Expires 06-18-2019

File No.: 20171701