Bill Garrett Davidson County
Batch# 52737 DEEDWARR
01/29/2018 02:31:30 PM 6 pgs
Fees: $33.00 Taxes: $1,091.50
20180129-0009114

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $295,000.00

Affiant

Subscribed and sworn to before me, this 29th day of January, 2018.

Notary Public

My commission expires:
~~OCT 2 0 2020~~

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Barry Wolifson **Madeleine Gill**	**New Owner**	**07309005400**
2417 McGinnis Drive	**New Owner**	
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Norman Clifton Ray and William Brian Ray

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Barry Wolifson and Madeleine Gill, tenancy in common of a one-half undivided interest for each party with rights of survivorship

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 No. 63 on the Map of Gibson Heights, as of record in Book 1835, page 133, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Norman E. Ray and wife, Carolyn Sue Ray, by Warranty Deed from Horace L. Wright and wife, Berdenia T. Wright, dated August 20, 1954, of record in Book 2295, page 101, Register's Office for Davidson County, Tennessee. Norman E. Ray died on 2/20/15 leaving Carolyn Sue Ray as surviving tenant by the entirety. Carolyn Sue Ray aka Sue Martin Ray died testate on 7/27/17 and by Last Will and Testament admitted to probate In the Circuit Court of Davidson County, Tennessee, Probate Division, No. 17P1514, the property hereinabove described was devised to Norman Clifton Ray and William Brian Ray.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Plat Book 1835, page 133, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Restrictions of record in Book 2087, page 453, said Register's Office

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 2417 McGinnis Drive, Nashville, TN 37216.

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 in 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.

Norman Clifton Ray executor Date: 01/25/2018
Norman Clifton Ray, as the Executor of the
Estate of Sue Martin Ray

Norman Clifton Ray Date: 01/25/2018
Norman Clifton Ray, as an individual

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Norman Clifton Ray, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of January, 2018.

NOTARY PUBLIC

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: NOV 0 8 2021

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Norman Clifton Ray** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is The Executor of The Estate of Sue Martin Ray and that he is authorized by The Estate of Sue Martin Ray to execute this instrument on its behalf.

Witness my hand, at office, this 25th day of January, 2018.

NOTARY PUBLIC

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: NOV 0 8 2021

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 in 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.

William Brian Ray Date: 1/25/2018

William Brian Ray

DONNA GRONER
STATE OF TENNESSEE NOTARY PUBLIC
ANDERSON COUNTY



STATE OF Tennessee

COUNTY OF Anderson

Personally appeared before me, a Notary Public of said County and State, William Brian Ray, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25 day of Jan, 2018.

Donna Groner
NOTARY PUBLIC

My Commission Expires: 1-26-21

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm. Exp. November 30, 2020
COUNTY OF SUMNER