WARRANTY DEED

Record and Return To:
Brentwood Title & Escrow, LLC
320 Seven Springs Way, Ste. 150
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 79799 DEEDWARR
04/11/2018 01:00:42 PM 2 pgs
Fees: $13.00 Taxes: $728.90

20180411-0034159

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$197,000.00.**

Affiant

Subscribed and sworn to before me, this the 10th day of April, 2018.

Notary Public

My commission expires: July 7, 2021

(AFFIX SEAL)

Margaret R. Means State of Tennessee Notary Public Davidson County My Commission Expires July 7, 2021

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Carrie Jean Walker	Gardner Financial Services	**116-11-0-C-030.00co**
517 Upsall Drive	3503 Paesanos Pkwy	
Antioch, TN 37013	San Antonio, TX 78231	

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

Joe Stephenson Ray, a married man

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

Carrie Jean Walker, unmarried

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. 30 on the Plan of Revised Bell Forge Village III, Section Five of record in Book 6900, Page 632, and Surveyor's Certificate of Correction in Book 7524, Page 552, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the sane property conveyed to Joe Stephenson Ray, married by Deed dated July 26, 2013, from Barbara L. Reyes, unmarried of record in Instrument No. 20130801-0080133, Register's Office for Davidson County, Tennessee.

The property conveyed herein is not the place of residence of the Grantor or his spouse.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Plat Book 6900, Page 632, and Surveyor's Certificate of Correction in Book 7524, Page 552, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **All matters show on the Boundary Plat in Plat Book 6900, Page 287, said Register's Office.**

3) **Declaration of Covenants, Conditions and Restrictions for Bell Forge Village, of record in Book 7461, Page 530, and as amended in Book 7464, Page 967, and in Book 7508, Page 659, and further amended in Instrument No. 20010627-0068130, Register's Office for Davidson County, Tennessee.**

4) **Amended By-Laws of Bell Forge Village III Homeowners Association, Inc., of record in Book 11348, Page 899, and as amended In Instrument No. 20010627-0068129 and Instrument No. 20050810-0094532, said Register's Office.**

5) **Charter of Bell Forge Village Homeowners Association, Phase III in Book 7483, Page 989, Book 7491, Page 883 and as amended in Book 8154, Page 962, said Register's Office.**

6) **Declaration of Restrictive Covenants for Bell Forge Village Umbrella Association of record in Book 7224, Page 209, said Register's Office.**

7) **Dedication of Common Areas to Bell Forge Village Homeowners Association, Phase III, of record in Book 7461, Page 565, and in Book 7552, Page 83, re-recorded in Book 7552, Page 697, said Register's Office.**

8) **Easement Agreement of record in Book 7224, Page 246, said Register's Office.**

9) **Grant of Easement by and between Comcast of Nashville I, LLC and Bell Forge Village Homeowners Association, Phase III, of record in Instrument No. 20110620-0047275, said Register's Office.**

10) **Deed of Conveyance for water and sewage services of record in Book 6471, Page 77, Book 6471, Page 85, and in Book 7026, Page 922, said Register's Office.**

11) **Agreement for Use of Dumpster Facility filed of record in Book 7224, Page 195, said Register's Office.**

12) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property, known as **517 Upsall Drive, Antioch, TN 37013**

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 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 hand(s) this **10th** day of **April, 2018.**

Joe Stephenson Ray

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Joe Stephenson Ray,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **10th** day of **April, 2018.**

Notary Public

My Commission Expires: 11/8/21

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY