Bill Garrett Davidson County
Batch# 90168 DEEDWARR
05/08/2018 01:41:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20180508-0044092

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
18-1132TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd day of April, 2018.

Notary Public

Commission Expiration: My Comm. Expires 8-27-18

MELISSA J. BUTCHKO-TURECKI STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Ian Matthew Ray 405 Woodberry Drive Nashville, TN 37214	SAME AS NEW OWNER	095 11 0 016.00

WARRANTY DEED

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 ACKNOWLEDGED, I, **Michael L. Ray, married**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ian Matthew Ray, 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:

Property known as 405 Woodberry Drive Nashville, TN 37214, County of Davidson to wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Cloverdale Subdivision, of record in Book 2133, Page 9, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Said Lot No. 7 fronts 117 feet on the easterly side of Woodberry Drive and runs back between lines, 179.4 feet on the northerly line and 143.6 feet on the southerly line to a dead line in the rear on which it measures 73 feet.

Being the same property conveyed to Michael L. Ray by deed from Mark Hughes and wife, Cherri Hughes dated 12/21/2001 filed and recorded 12/27/2001 of record as Instrument No. 20011227-0142626, Page, said Register's Office.

Jo McDaniel, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital and any other interest in the subject property.

Tax Map and Parcel ID is as follows 095 11 0 016.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 405 Woodberry Drive, Nashville, TN 37214

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 hand this 23rd day of April, 2018.

Michael L. Ray

Jo McDaniel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of April, 2018, before me personally appeared **Michael L. Ray and Jo McDaniel**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 23rd day of April, 2018.

Notary Public
Commission Expiration:

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires
8-27-18

LTE File No.: 18-1132TN

True Copy Certification

I, **Carrie Porter**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Carrie Porter

Carrie Porter

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Carrie Porter** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

Rita B Mitchell

My Commission Expires: **3/31/2020**

