File Box 8

# WARRANTY DEED

Bill Garrett Davidson County
Batch# 110215 DEEDWARR
06/28/2018 02:29:44 PM 2 pgs
Fees: $13.00 Taxes: $747.40

20180628-0062676

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27 day of June 2018

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Laos, Irving and Sarah | Laos, Irving and Sarah | 119 06 0 070.00 |
| (NAME) | (NAME) P.o. Box 92221 | |
| 77 Elberta St | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37210 | Nashville, TN 37209 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Two Hundred Two Thousand And No/100 Dollars ($202,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **John D. Ray and wife, Kaka L. Ray**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Irving Laos and Sarah Laos, husband and wife**, 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. 12 on the Plan of Sterling Subdivision, as of record in Book 1424, Page 97, Register's Office of Davidson County, Tennessee. Said Lot No. 12 fronts 57 feet on the southerly side of Eleberta Street and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to John D. Ray and wife Kaka L. Ray by Warranty Deed from The 4-J, L.P., a Tennessee Limited Partnership dated October 18, 2006 and recorded October 20, 2006 as Instrument No. 20061020-0130364, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 77 Elberta St, Nashville, TN 37210

File Number: GRN-183745SSO

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, has 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 our hands this 27 day of June, 2018

John D. Ray

Kaka L. Ray, by John D. Ray as attorney in fact

STATE OF Tennessee

County OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid personally appeared John D. Ray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and further acknowledged that they executed the foregoing instrument on behalf of Kaka L. Ray, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said John D. Ray, for the purposes therein contained.

Witness my hand and official seal, this the 27th of June, 2018.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Comm. Expires
July 6, 2020

File Number: GRN-183745SSO