File Box 8

STATE OF Tennessee
COUNTY OF Davidson

Bill Garrett Davidson County
Batch# 118604 DEEDWARR
07/19/2018 02:55:56 PM 2 pgs
Fees: $13.00 Taxes: $925.00
20180719-0070562

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of July, 2018.

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G18-2511

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
C4Realty, LLC (NAME)	C4 Realty, LLC (NAME)	082-08-0-218
6770 Pennywell Drive (STREET ADDRESS)	6770 Pennywell Drive (STREET ADDRESS)	
Nashville TN 37205 (CITY) (STATE) (ZIP)	Nashville TN 37205 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, I, **Michael Maurice Wray, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **C4Realty, LLC, a Limited Liability Company,** 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. 5 on the Map of Leek's Subdivision of the Arthur Tract as of record in Book 547, page 54, Register's Office for Davidson County, Tennessee, to which reference

The subject property was never a residence of the Grantor herein

Being the same property conveyed to Michael Maurice Wray, by Deed dated September 12, 2006 from Exie Lorene Adams and Margaret A. Greene, both Personal Representatives, recorded September 29, 2006, in Instrument Number 20060929-0120613, in the Register of Deeds for Davidson County, Tennessee.

This is not the marital residence of the Grantor.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 547, page 54 Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 410 Hart Avenue, Nashville, TN 37206.

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. Whenever 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 18th day of July, 2018.

Michael Maurice Wray

Michael Maurice Wray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of July, 2018, before me personally appeared Michael Maurice Wray, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 18th day of July, 2018.

Preston D Matthews

Notary Signature
My commission expires: 6/22/21

Preston D Matthews
State of Tennessee Notary Public
Sumner County

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066