Bill Garrett Davidson County
Batch# 123275 DEEDWARR
08/01/2018 10:04:34 AM 2 pgs
Fees: $13.00 Taxes: $582.75

20180801-0074945

R-VRES-18-702

WARRANTY DEED

JOHN C. LEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Harrigan and Jamie Harrigan	**CAPSTAR Bank d/b/a Farmington Mortgage**	
(NAME)	(NAME)	
508 Brighton Ct.	**2002 Richard Jones Road, Suite 300A**	**044-15-0-038.00**
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069	**Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES CHRISTIAN RAY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL HARRIGAN AND JAMIE HARRIGAN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 123 on the Plan of Village of Old Hickory, Section A of record in Plat Book 1424, Page 68, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Christian Ray, married man by Warranty deed from Billie Golovine, unmarried of record in Instrument No. 20160706-0068877 Register's Office for Davidson County, Tennessee, dated July 01, 2016 and recorded on July 06, 2016.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years
- Plan of record in Plat Book 1424, Page 68, Register's Office for Davidson County, Tennessee.
- Property Surveys of recorded in Plat Book 1424, page 69 and Plat Book 1835, page 87, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **702 Lawrence Street, Old Hickory, Tennessee 37138**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 31st DAY OF JULY, 2018.

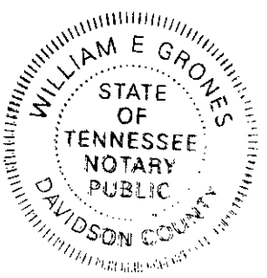
James Christian Ray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES CHRISTIAN RAY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of July, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212