Karen Y Johnson Davidson County
Batch# 143869 DEEDWARR
09/21/2018 12:00:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20180921-0093760

GENERAL WARRANTY DEED

This instrument was prepared by: Bottorff Law
6688 Nolensville Road, #108-229
Brentwood, TN 37027

Name and address of the new owner (the Grantee):	Virginia Hodges Ray 219 Buck Run Drive Nashville, TN 37027
Name and address of the Mortgagee (the holder of a mortgage loan):	Renasant Bank 2001 Park Place North, Ste 150 Birmingham, AL 35203
Tax map parcel number:	122-1-A-359.00 CO
Mail tax bills to:	Renasant Bank 2001 Park Place North, Ste 150 Birmingham, AL 35203

In consideration of Ten Dollars and other valuable consideration paid, the receipt of which is acknowledged, we, Thomas NeSmith and wife, Chris NeSmith, collectively the Grantor, sell, transfer, and convey to Virginia Hodges Ray, the Grantee, all of my right, title and interest in the following real estate:

Land in Davidson County, Tennessee being Unit No. 26 in Woodland Point, Phase 9, a private element horizontal property regime (being the townhome area at Woodland point), located on Buck run drive and/or Antler Ridge Circle, Nashville, Davidson County, Tennessee, and described in a declaration of covenants, conditions and restrictions for Woodland Point Townhomes, a horizontal property regime with private elements of record in instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee (The "Original Declaration"), amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland point Townhomes of record at Instrument No. 20020725-0089575, said Register's Office (the "First Supplement and the original declaration being collectively referred to as the "Declaration"), to which reference is hereby made.

TO HAVE AND TO HOLD the real estate forever in fee simple. I covenant that I am lawfully seized and possessed of the real estate; I have good right and lawful authority to convey the same; the title to it is clear, free and unencumbered except as stated in this deed; and I will forever warrant and defend the same against all other lawful claims.

No boundary survey of the real estate was made at the time of this conveyance, and the description of it is not different from that shown in any previous deed. FOR PRIOR TITLE, see Instrument # 20071031-0128253 in the Register's Office of Davidson County, Tennessee. Taxes for the year 2018 are assumed by the Grantee.

THIS CONVEYANCE IS SUBJECT TO MATTERS OF PUBLIC RECORD including the following: (1) governmental zoning and other ordinances and regulations; (2) utility, sewer, drainage, and other

easements and stipulations; and (3) subdivision and condominium covenants, conditions, declarations, and other restrictions.

Witness my hand this 20th day of September, 2018.

Grantor – Thomas NeSmith

Grantor – Chris NeSmith

Acknowledgement

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 20th day of September, 2018, before me personally appeared Thomas NeSmith and Chris NeSmith, collectively the Grantor, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he or she executed the same as his or her free act and deed.

Notary Public – Lucas D. Bottorff

My commission expires: 6/22/2020

LUCAS D. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.

Affidavit of Value

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $175,000. That amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Grantee – Virginia Hodges Ray

Sworn to and subscribed before me this 20th day of September, 2018.

Notary Public – Lucas D. Bottorff

My commission expires: 6/22/2020

LUCAS D. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

True Copy Certification

I, James E. Mitchell, III, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Virginia

County of Prince William

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Robert Michael Hrabe

James E. Mitchell III

Notary's Signature

My Commission Expires: 1/31/2021

Notary' Seal (if on paper)

ROBERT MICHAEL HRABE
COMMONWEALTH OF VIRGINIA
REGISTRATION NO. 7758767
MY COMM. EXPIRES 01/31/2021
NOTARY PUBLIC