WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 166844 **DEEDWARR**
11/27/2018 10:40:28 AM 2 pgs
Fees: $13.00 Taxes: $1,026.75

20181127-0115543

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $277,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY of November, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KELLEY LYN DAVISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires JAN. 3, 2022

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sierra R. Duff	First United Bank and Trust Company	095-10-0-091.00
(NAME)	(NAME)	
515 Bounty Drive	162 N. Main Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Madisonville, Ky 42431	
(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 considerations, the receipt of which is hereby acknowledged, I Johnny Spray , a married man, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto Sierra R. Duff, a single person hereinafter called the GRANTEE(S), her 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 all of Lot No. 104 on the Plan of Elm Hill Acres, Section II, of record in Plat Book 2331, Page 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Johnny R. Spray and T. Darlene Spray by Warranty Deed from R. Jonathan Blazer and Cheryl L. Blazer, dated 01/30/1987, recorded 02/05/1987 of record in Book 7128, Page 679, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Johnny R. Spray by Quit Claim Deed from Johnny R. Spray and wife T. Darlene Spray, dated 02/08/1989, recorded 2/10/1989 of record in Book 7770, Page 278, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Raymond C. Spray and wife, Wilma J. Spray by Warranty Deed from Johnny R. Spray and wife Belinda Spray, dated 05/18/1993, recorded 5/18/1993 of record in Book 8951, Page 564, in the Register's Office for Davidson County, Tennessee.

The said Raymond C. Spray died on 03/01/2003, leaving the said Wilma J. Spray the sole surviving tenant by the entirety.

Being the same property conveyed to Johnny Spray, an unmarried man by Warranty Deed from Wilma J. Spray, an unmarried woman, dated 02/27/2015, recorded 3/10/2015 of record in Instrument No. 20150310-0020456, in the Register's Office for Davidson County, Tennessee.

Grant of Transmission Line Easement of record in Book 1255, Page 285, in the Register's Office for Davidson County, Tennessee. Easement of record in Book 2023, Page 17, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 515 Bounty Drive, Nashville, TN 37210

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 26th day of November, 2018.

Johnny Spray

Johnny Spray

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Johnny Spray, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 26th day of November, 2018.

Tracey Trumphour

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122