(2)

THIS INSTRUMENT PREPARED BY:

Bradley T. Bald, Esq.
The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE GEORGETTE R. KENNEDY

STATE OF Tennessee)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is: $270,000.00

Affiant

Subscribed and sworn to before me, this 18th day of March, 2019.

Notary Public
My Commission Expires: 03-08-21

Karen Johnson Davidson County
Batch# 207253 DEEDWARR
03/19/2019 09:38:58 AM 2 pgs
Fees: $13.00 Taxes: $999.00

20190319-0024747

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Elizabeth Stewart Martin Ray 131 West End Pl Nashville, TN 37205	New Owner	Tax Parcel ID No. 104-09-0G-034.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LESLIE D. RANEY, AN UNMARRIED WOMAN**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ELIZABETH STEWART MARTIN RAY, UNMARRIED** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Unit No. 34, of the West End Place, formerly known as Park Circle Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Book 6809, Page 569, and amended in Book 9992, Page 744, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of West End Place Condominiums, formerly Park Circle Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Registers Office, for a more complete identification and description of such unit.

Being the same property conveyed to LESLIE D. RANEY, AN UNMARRIED WOMAN AND TERRY L. RANEY, A MARRIED MAN, by deed from THREE GUYS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20140103-0000731, dated December 27, 2013, said Register's Office. Being further conveyed to LESLIE D. RANEY, by quitclaim deed from TERRY L. RANEY, of record in Instrument No. 20160823-0087906, dated August 9, 2016, said Register's Office.

This is improved property commonly known as: **131 West End Place, Nashville, TN 37205**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her successors, heirs and assigns, forever.

And Grantor covenants that she has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18 day of March, 2019.

Leslie D Raney by Terry L Raney as Attorney in Fact

LESLIE D. RANEY
By: Terry L. Raney, Attorney-in-Fact

STATE OF Tennessee)
)
COUNTY OF Davidson)

On this 18 day of March, 2019, before me personally appeared, **TERRY L. RANEY**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **LESLIE D. RANEY**, and who acknowledged that he executed the same as the free act and deed of **LESLIE D. RANEY**.

Witness my hand and official seal at office this 18 day of March, 2019.

MONTGOMERY COUNTY ★ ELIZABETH M. PRESTON ★ STATE OF TENNESSEE NOTARY PUBLIC

Notary Public
My Commission Expires: 10/14/19