This instrument prepared by
and after recording return to:

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Karen Johnson Davidson County
Batch# 207457 DEEDWARR
03/19/2019 09:54:35 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00
20190319-0024765

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel ID(s):
Daniel Meek and Taylor McClain Meek 5149 Traceway Drive Nashville, TN 37221	Shelter Lending Services P. O. Box 740039 Cincinnati, OH 45274-0039	155-16-0A-160.00 CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **WILLIAM B. RAY AND SHELBY RAY, HUSBAND AND WIFE** (hereinafter referred to as "Grantors"), herein this day have bargained and sold, and do hereby transfer and convey unto **DANIEL MEEK AND TAYLOR MCCLAIN MEEK, HUSBAND AND WIFE** (hereinafter referred to as "Grantees") (the terms "Grantors" and "Grantees" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

ALL THAT TRACT OR PARCEL of improved land lying and being in **Davidson County, Tennessee**, being more particularly described on **Exhibit A** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

The foregoing Property is improved property located at **5149 Traceway Drive, Nashville, TN 37221.**

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, its successors and assigns forever.

Grantors covenant that they are lawfully seized and possessed of said Property in FEE SIMPLE, have a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit B** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantors further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to said Property to said Grantees, their successors and assigns, against all persons, subject, however, to the Permitted Exceptions.

Exhibit "A"

Legal Description of the Land

Land in Davidson County, Tennessee, Being Lot No. 320 of Traceside, Section Six, according to the plan of record in Plat Book 9700, page 268, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description thereof.

Being the same property conveyed to WILLIAM B. RAY AND SHELBY RAY, HUSBAND AND WIFE, by deed from DAVID B. LEDGERWOOD, A MARRIED MAN AND ADRIENNE M. LEDGERWOOD, A MARRIED WOMAN, of record in Instrument No. 20170531-0054110, dated May 30, 2017, said Register's Office.

Exhibit "B"

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 155-16-0A-160.00 CO.
2. Matters shown on the Plan of record in Plat Book 7900, page 705, and Plat Book 9700, page 268, said Register's Office.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 9236, page 504, as amended in Book 9435, page 493, and Book 9677, page 675, said Register's Office.
4. By-Laws of record in Book 9668, page 899, said Register's Office.
5. Easement as set out in the Right of Way Deed of record in Book 3533, page 299, said Register's Office.
6. Easement as set out in the Final Judgment of record in Book 4243, page 685, and Book 5607, page 882, said Register's Office.
7. Agreement for Dedication of Easement for Sewer Line of record in Book 9306, page 279, and Book 11564, page 887, said Register's Office.
8. Agreement for Dedication of Public Utilities Easement of record in Book 9443, page 960, said Register's Office.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 15th day of March, 2019.

GRANTORS:

WILLIAM B. RAY

SHELBY RAY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William B. Ray and Shelby Ray, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Nashville, Tennessee this 15th day of March, 2019.

My Commission Expires:
9/7/21

Notary Public

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $420,000.00.

Affiant

Sworn to and subscribed before me,
this 15th day of March, 2019.

NOTARY PUBLIC

My Commission Expires: 03-08-21

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY