39B

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34699-03-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $435,000.00. Affiant Subscribed and sworn to before me this 6th day of May, 2019. Notary Public My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

WARRANTY DEED

Address New Owner: David Ray & Anne Elise Ray 5305 Fredericksburg Way West Brentwood, TN 37027	**Send Tax Bills To:** First TN Bank National Assoc 165 Madison Ave Memphis, TN 38103	**Tax Information:** Map and Parcel No.: 171 03 0 A 145 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeremy Holley and Sarah Holley, husband and wife** ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **David Ray and Anne Elise Ray, husband and wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5305 Fredericksburg Way West, Brentwood, TN 37027.

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

And Grantor covenants that it is 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 228614 DEEDWARR
05/10/2019 10:55:52 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50

20190510-0044108

IN WITNESS WHEREOF, Grantor has executed this instrument on the 6th day of May, 2019.

Jeremy Holley by Sarah Holly, His Attorney in Fact
Jeremy Holley, by Sarah Holley, his Attorney-in-fact

Sarah Holley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sarah Holley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Jeremy Holley, and she is authorized by Jeremy Holley to execute this instrument on his behalf.

Witness my hand, at office, this 6th day of May, 2019.

Notary Public

My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 6th day of May, 2019.

Notary Public

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KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
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EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 94 on the Plan of Section 6-A Fredericksburg, as of record in Plat Book 9700, page 150, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeremy Holley and Sarah Holley, husband and wife by deed dated October 16, 2009 from Jeremy J. Landa and wife, Diana M. Landa of record in Instrument No. 20091019-0096481, Register's Office for Davidson County, Tennessee.

Together With a Driveway Easement as more fully described in Instrument of record in Instrument No. 20010220-0015357, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 171 03 0 A 145 00CO.
2. Restrictive covenants contained in an instrument of record in Book 7798, page 843, Register's Office for Davidson, County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions for Fredericksburg Homeowner's Association, Inc. of record in Book 8920, page 65, Book 9500, page 393, Book 9860, page 840, Book 10453, page 931, and Book 10694, page 541, Register's Office for Davidson County, Tennessee.
4. By-Laws of Fredericksburg Homeowner's Association, Inc. of record in Book 8920, page 45 amended in Book 10694, page 539, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Plat Book 9700, page 150, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Plat Book 7900, page 509, Register's Office for Davidson County, Tennessee.
7. Amenities Area of Fredericksburg Homeowner's Association, Inc. of record in Book 9443, page 538 and Book 7900, page 807, Register's Office for Davidson County, Tennessee.
8. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7993, page 269, Register's Office for Davidson County, Tennessee
9. Easement of record in Book 7851, page 712, Register's Office for Davidson County, Tennessee.
10. Deeds of conveyance for water mains and sanitary sewer granted to the Metropolitan Government of record in Book 9698, page 81 and Book 9698, page 124, Register's Office for Davidson County, Tennessee.
11. Storm water detention agreement of record in Book 9771, page 545, Register's Office for Davidson County, Tennessee.
12. Driveway Easement of record in Instrument No. 20010220-0015357, Register's Office for Davidson County, Tennessee.