WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of June, 2019

Notary Public

MY COMMISSION EXPIRES: 5-30-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gremada RE, LLC, a North Dakota Limited Liability Company	Same as new owner	10408016600
(NAME)	(NAME)	
825 28th Street S Suite # E		
(ADDRESS)	(ADDRESS)	
Fargo, ND 58103		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 245301 DEEDWARR
06/19/2019 10:00:30 AM 2 pgs
Fees: $13.00 Taxes: $4,070.00
20190619-0058946

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Stephen Allen Ray, Executor of the Estate of Kathleen W. Ray,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gremada RE, LLC, a North Dakota Limited Liability Company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Lot No. 8 of Block 57, on the Map of O.H. Shields' Subdivision of Lots Nos. 44, 55, 57 and 69 of O.B. Hayes Rokeby Addition, as of record in Book 161, page 158, Register's Office for said County.

Said Lot No. 8 of Block 57 fronts 55 feet on the easterly side of 19th Avenue, South, formerly Everett Street, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Oakley S. Ray and wife, Kathleen W. Ray, by Warranty Deed from Martha B. Edmondson, single, dated June 5, 1973, of record in Book 4716, page 809, Register's Office for Davidson County, Tennessee. Also being a portion of the property that was conveyed to Oakley S. Ray (as to a 1/2 undivided interest as tenant in common) and to Kathleen W. Ray (as to a 1/2 undivided interest as tenant in common) by Quitclaim Deed from Oakley S. Ray and wife, Kathleen W. Ray, dated February 11, 2000, of record in Instrument No. 20000218-0016436, Register's Office for Davidson County, Tennessee. Oakley S. Ray died testate on February 7, 2007. See Matter 07P-392, Davidson County Seventh Circuit Court. AND being a portion of the property conveyed to Kathleen W. Ray by Quitclaim Deed from Kathleen W. Ray, Executor of the Estate of Oakley S. Ray, dated November 18, 2009, of record in Instrument No. 20091119-0106733, Register's Office for Davidson County, Tennessee. Kathleen W. Ray died testate on February 14, 2018, leaving Stephen A. Ray, aka Stephen Allen Ray, Deborah Lee Scanlon, aka Deborah R. Scanlon, Thomas O. Ray, aka Thomas Oakley Ray and Trust f/b/o Christian Scott Ray. See Probate No. 18P-442, Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Map of record in Book 161, page 158, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1616 19th Avenue S, Nashville, TN 37212

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

Witness this 17th day of June, 2019.

Stephen Allen Ray executor

Stephen Allen Ray, Executor of the Estate of Kathleen W. Ray

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Stephen Allen Ray, Executor of the Estate of Kathleen W. Ray, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 17th day of June, 2019.

Valerie L Kane

Notary Public
My Commission Expires: 6/12/21

File No.: 28995

VALERIE L KANE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-12-2021

True Copy Certification

I, Yvette Meldrum, 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 – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-30-21

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-30-2021