Karen Johnson Davidson County
Batch# 257819 DEEDWARR
07/17/2019 08:30:28 AM 2 pgs
Fees: $13.00 Taxes: $1,812.63
20190717-0069676

WARRANTY DEED

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,900.00

Katherine Delinski
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of July, 2019

Notary Public

MY COMMISSION EXPIRES: 5-2-22

(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
Katherine E. Delinski	CMG FINANCIAL	126-15-0-A-329.00 CO
(NAME)	(NAME)	
1220 BEAUTIFUL VALLEY COURT	3160 CROW CANYON RD, STE 400	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37221	SAN RAMON, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we, **Scott J. Fray and Nancy Leann Fray, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Katherine E. Delinski, an unmarried woman and Thomas Luther Hays, II, an unmarried man, as joint tenants with right of survivorship,** 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:

KED TLH II

Being Lot 34, on the Final Plat, BOONE TRACE, Section 8, Phase 2, of record in Instrument No. 20040806-0094780, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Scott J. Fray and Nancy LeAnn Fray, husband and wife, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated January 21, 2005, of record in Instrument No. 20050125-0008977, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1220 Beautiful Valley Court, Nashville, TN 37221
(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.

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 Plat of record in Book 6099, page 470 and Instrument No. 20040806-0094780; Restrictions of record in Book 7265, page 657; Book 9342, page 312; Book 9735, page 931; Book 10032, page 813; Book 10306, page 817; Instrument No. 20000126-0008529, Instrument No. 20010717-0075902, Instrument No. 20011119-0126832, Instrument No. 20010607-0060003 and Instrument No. 20011003-0107279; Utility easements of record in Instrument No. 20071116-0134577 and Instrument No. 20071116-0134580; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 12th day of July, 2019.

Scott J. Fray

Nancy Leann Fray

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Scott J. Fray and Nancy Leann Fray, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 12th day of July, 2019.

Notary Public
My Commission Expires: _____

File No.: 29684

POLLY E. LAVIT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-17-2022