WARRANTY DEED

R[illegible] TO
[illegible] Title Company
[illegible]rst Avenue South, Suite 200
[illegible]in, TN 37064
File # 488315

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

1 of 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $644,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 of August, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/25/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dayne S. Woodall	New Owner	172090A06400
(NAME)	(NAME)	
9424 Old Smyrna Road		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Sheril A. Ray, as Trustee of The Sheril A. Ray Living Trust, established by the Revocable Trust Agreement of Sheril A. Ray, dated October 12, 2006, as Amended and Restated on October 22, 2012, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Dayne S. Woodall and Marilyn Woodall, husband and wife, hereinafter called the GRANTEE(S), his/her/their 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. 64, on the plan of RESUBDIVISION OF LOTS 64 & 65 BANBURY CROSSING, as shown on plat of record as Instrument No. 20150420-0034773, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Sheril A. Ray, Trustee of the Sheril A. Ray Living Trust, established by the Revocable Trust Agreement of Sheril A. Ray, dated October 12, 2006, as Amended and Restated on October 22, 2012 by Quitclaim Deed from Sheril A. Ray, previously Sheril A. Montgomery dated 10/22/2012 and recorded 10/30/2012, of record in Instrument No. 20121030-0099625, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sheril A. Ray, Trustee of the Sheril A. Ray Living Trust by Quitclaim Deed to establish a new lot line, from Mary Lynn Hewlett and Stephen O. Hewlett, wife and husband, dated 07/27/2016 and recorded 08/05/2016, of record in Instrument No. 20160805-0081272 and Scrivener's Affidavit recorded as Instrument No. 20190509-0043737, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Karen Johnson Davidson County
Batch# 278745 DEEDWARR
09/03/2019 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $2,385.02
20190903-0088510

201909030088510

unimproved ☐

This is improved ☒ 9424 Old Smyrna Road, Brentwood, TN 37027

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 30 of August, 2019.

Sheril A. Ray Living Trust, established by the Revocable Trust Agreement of Sheril A. Ray, dated October 12, 2006, as Amended and Restated on October 22, 2012

By: _____
Sheril A. Ray, as Trustee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sheril A. Ray with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved himself/herself to be the Trustee of Sheril A. Ray Living Trust, established by the Revocable Trust Agreement of Sheril A. Ray, dated October 12, 2006, as Amended and Restated on October 22, 2012, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 30 day of August, 2019.

_____
Notary Public:
My Commission Expires: 3/25/23

NANCY L. SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

201909030088510

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

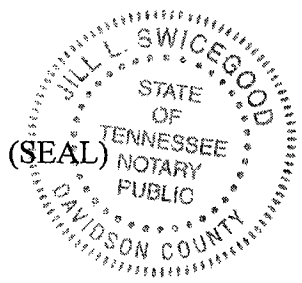
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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