WARRANTY DEED

Karen Johnson Davidson County
Batch# 304214 DEEDWARR
10/22/2019 01:46:03 PM 2 pgs
Fees: $13.00 Taxes: $592.00

20191022-0108295

J-RPG-19-3225

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Josh Kilby and Justin Miller	**New Owner**	
(NAME)	(NAME)	**133-3-10.00**
4402 Colorado Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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 consideration, the receipt of which is hereby acknowledged, **PAUL ALEXANDER WRAY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSH KILBY, MARRIED, AND JUSTIN MILLER, MARRIED, AS TENANTS IN COMMON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 6 on the Plan of Southlake, Section One, of record in Plat Book 2083, Page 58, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Paul Hamilton Wray and wife, Carlene Ragland Wray by Warranty Deed from E.S. Evans, Inc., recorded April 29, 1954 in Book 2276, Page 457, Register's Office for Davidson County, Tennessee.

The said Carlene Ragland Wray having since died on March 13, 2008 and property vested in her husband Paul Hamilton Wray as surviving tenant by the entirety.

The said Paul Hamilton Wray having since died intestate on April 14, 2010.The said property vested at his death in his sole surviving heir at law Paul Alexander Wray as evidenced by Affidavit of Heirship recorded April 26, 2019 in Instrument No. 20190426-0038430, Register's Office for Davidson County, Tennessee.

**Said property is not the primary residence of the Grantor.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2083, Page 58, Register's Office for Davidson County, Tennessee.
- Subject to 2019 property taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3225 Southlake Drive, Nashville, Tennessee 37211**.

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), their heirs and 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), 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 my/our hand(s) this the 18th DAY OF OCTOBER, 2019.

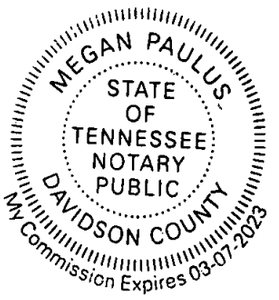
Paul Alexander Wray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 18th of October, 2019.

Notary Public
My Commission Expires: 3/7/23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212