WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$311,000.00~~ $308,000.00 (RP)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of November, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-18-23
(AFFIX SEAL)

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Laray Rentals, LLC	Ray Bierman	087 02 0 038.00
(NAME)	(NAME)	
4589 Raccoon Trail	1241 County Road X	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Fremont, NE 68025-6171	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Naphtali Marshall and Alyssa Marshall, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Laray Rentals, LLC**, 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. 47, on the Plan of New Hope Meadows, Phase I, First Revision, of record in Book 6900, Page 653, as corrected by Surveyor's Certificate of Correction of record in Book 7664, Page 465, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Naphtali Marshall and Alyssa Marshall, husband and wife by Warranty Deed from Darleen Joyce Woiten and Walter William Woiten, wife and husband dated April 9, 2015 and recorded April 10, 2015 as Instrument No. 20150410-0031674, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4589 Raccoon Trail, Hermitage, TN 37076

Karen Johnson Davidson County
Batch# 316412 DEEDWARR
11/15/2019 12:57:30 PM 2 pgs
Fees: $13.00 Taxes: $1,139.60
20191115-0118145

File Number: GRN-1911507SSO

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 our hands this 14th day of November, 2019.

Naphtali Marshall

Alyssa Marshall

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, Matthew C. Pietsch, a Notary Public in and for said Commonwealth and State aforesaid, do certify that Naphtali Marshall and Alyssa Marshall, husband and wife, whose name is signed to the writing above, bearing date on the14th of November, 2019, has acknowledged the same before me in the county aforesaid as the free act and deed of Naphtali Marshall and Alyssa Marshall.

Given under my hand this the 14th of November, 2019.

Notary Public

My Commission Expires: 07/09/2022

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)