STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of February, 2020.

Notary Public
MY COMMISSION EXPIRES: 3/13/2022
File No. G20-7619

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 353636 DEEDWARR
02/05/2020 12:05:53 PM 2 pgs
Fees: $13.00 Taxes: $740.00
20200205-0013443

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Austin Yoder (NAME)	Guaranteed Rate, Inc. (NAME)	41-8-2
1232 Old Hickory Boulevard (STREET ADDRESS)	4410 N. Ravenswood Ave. (STREET ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Chicago, IL 6640 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Scott Bray, a married man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Austin Yoder, a single man**, 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:

Being in the 10th Civil District of Davidson County, being part of Lot No. 3 on the Plan of the Division of K. J. Morris Lands, as of record in Book 57, Page 49, Register's Office for said county, being Lot No. 33 on the Plan of Hickory Aces Subdivision, Section 1, not of record, described according to a survey made by Gorge W. Watkins, Surveyor, July 15, 1952.

Beginning on the Northeasterly margin of Old Hickory Boulevard at the Northwest corner of the property conveyed to Susie Mae Johnson, et al, by deed from Dale Construction Company, of record in Book 2648, Page 461, said Register's Office, being the corner of Lots No. 32 and 33 on said survey; thence with the line between said two lots Northeasterly 405.3 feet to a point in the Western boundary line of Lot No. 27; thence with the line between Lots Nos. 27 and 33 Northerly 100 feet; thence North 87 degrees West 65 feet to the Southeast corner of the property conveyed to Glenn E. Horner and wife, by deed from G. Gilbert Lowe and wife, of record in Book 2440, page 395, said Register's Office, being also the corner of Lots Nos. 33 and 34; thence with the line between said two lots Southwesterly 427.3 feet to the Northeasterly margin of Old Hickory Boulevard; thence with the same Southeasterly 115 feet to the beginning.

Being the same property conveyed to Scott Bray, unmarried by Warranty deed from Duane A. Wahlstrom, Sr., and Linda L. Wahlstrom, husband and wife of record in Instrument No. 20091228-0117084 Register's Office for Davidson County, Tennessee, dated December 16, 2009 and recorded on December 28, 2009. Scott Bray is now married to mindy Bray. Mindy Bray joins in this conveyance for the purpose of conveying any interest she may have in said property, particularly her marital interest.

Being the same property conveyed to Scott Bray, unmarried by Deed dated December 16, 2009 from Duane A. Wahlstom, Sr. and Linda L. Wahlstrom, husband and wife, recorded December 28, 2009, in Instrument Number 20091228-0117084, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Easement for sanitary sewers/storm drainage in Book 6209, page 401, oRegister's Office for Davidson County, Tennessee.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1232 Old Hickory Boulevard, Nashville, TN 37207.

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. Whenever 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 3rd day of February, 2020.

Scott Bray

Mindy Bray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of February, 2020, before me personally appeared Scott Bray and Mindy Bray, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of February, 2020.

Notary Signature
My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 2-28-2021

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066