G#33281-2

BOX #14

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 405322 DEEDWARR
05/22/2020 12:32:55 PM 2 pgs
Fees: $13.00 Taxes: $4,403.00

20200522-0053508

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,190,000.00.**

Kathy Goodson
Affiant

Subscribed and sworn to before me, this the 20th day of May, 2020.

Notary Public

My commission expires: 11/8/21
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
ANDREW T. WOOD
COUNTY OF DAVIDSON

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax B lls To: | Map-Parcel Numbers |
|---|---|---|
| **Belmont Real Estate Holdings II, LLC** | **"New Owner"** | **105 13 0 R 002 00 CO** |
| **1900 Belmont Boulevard** | | |
| **Nashville, TN 37212** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Austin Ray and Ashley D. Ray, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Belmont Real Estate Holdings II, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**BEING Unit B on the Plan of 2110 Eastwood Avenue Townhomes, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for 2110 Eastwood Avenue Townhomes, of record in Instrument No. 20130726-0077654, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of 2110 Eastwood Avenue Townhomes, shown on Exhibit "C" to the Declarations of record in Instrument No. 20130726-0077654, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.**

**BEING all of the same property conveyed to Austin Ray, single man, by Warranty Deed dated July 10, 2014, from Blue Sky Construction, Inc., a Tennessee corporation, of record in Instrument No. 20140711-0061298; and further conveyed to Austin Ray and wife, Ashley Drinnon Ray, by Quitclaim Deed dated November 8, 2016, from Austin Ray, of record in Instrument No. 20161115-0120047; and further conveyed to Austin Ray and Ashley D. Ray, Trustees of the Ray Revocable Living Trust, dated March 9, 2017, as tenants by the entireties, by Warranty Deed dated March 7, 2017, from Austin Ray and wife, Ashley Drinnon Ray, who is one and the same as Ashley D. Ray, of record in Instrument No. 20170316-0025632; and Scrivener's Affidavit dated April 25, 2017, of record in Instrument No. 20170505-0045046; and further conveyed Austin Ray and Ashley D. Ray, husband and wife, as tenants by the entireties, by Quitclaim Deed dated January 27, 2018, from Austin Ray and Ashley D. Ray, Trustees of the Ray Revocable Living Trust, dated March 9, 2017, of record in Instrument No. 20180129-0008674, Register's Office for Davidson County, Tennessee.**

**THE conveyance of the above described parcel of land is subject to the following:**

**1) All matters shown on the Plan as set out on Exhibit "C" to the Declarations of record in Instrument No. 20130726-0077654, Register's Office for Davidson County, Tennessee;**

**2) Declaration of Covenants, Conditions and Restrictions for 2110 Eastwood Avenue Townhomes, of record in Instrument No. 20130726-0077654 and By-Laws for 2110 Eastwood Avenue Townhomes Homeowners Association, Inc., appended thereto, Register's Office for Davidson County, Tennessee;**

**3) Charter of 2110 Eastwood Avenue Townhomes Homeowners Association, Inc., of record in Instrument No. 20140604-0048356, Register's Office for Davidson County, Tennessee;**

**4) All matters shown on the Plan of record in Plat Book 421, Page 71, said Register's Office; and,**

**5) Taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years, not yet due and payable.**

This is improved property, known as: **2110 B Eastwood Avenue, Nashville, TN 37212**.

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 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 my/our hand(s) this **20th** day of **May, 2020.**

**Austin Ray**

**Ashley D. Ray**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Austin Ray and Ashley D. Ray, husband and wife,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **20th** day of **May, 2020.**

**Notary Public**

**My Commission Expires:** 11/8/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON