THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070

Karen Johnson Davidson County
Batch# 417938 DEEDWARR
06/18/2020 08:29:32 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20200618-0063707

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
KIM SHELBY 2018 Crencor Drive Goodlettsville, Tennessee 37072	KIM SHELBY 2018 Crencor Drive Goodlettsville, Tennessee 37072	061-08-0-100.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LENNIS H. RAY AND WIFE, BRENDA HEWITT RAY,** have this day bargained and sold, and do hereby transfer and convey unto the said **KIM SHELBY, unmarried,** the Grantee herein, her (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the west part of Lot No. 1 and the west part of the north part of Lot No. 2 of George C. Nolen's Subdivision of a 10-acre tract in the 11th Civil District, not of record, and described as follows:

Beginning at an iron pin in the south margin of Log Cabin Road at the northwest corner of Lot No. 1; thence, along the rear lines of Lots Nos. 1 and 2 southerly 260 feet to a point, the corner of Lots Nos. 2 and 3; thence, easterly, but not along the rear line between said Lots Nos. 2 and 3, 98.76 feet to an iron pin which is 118.52 feet west of the west margin of Camelia Place; thence, northerly 198.64 feet to an iron pin in the south margin of Log Cabin Road; thence, with the margin of the same northwesterly 118.02 feet to the beginning, as by survey made by James A. Hamilton, Jr., September 4, 1950.

Being the same property conveyed to LENNIS H. RAY AND WIFE, BRENDA HEWITT RAY, by deed from THE DEVISEES OF THE WILL OF HAROLD LEROY TEBO, BEING DR. EDWARD A. KARL AND DOROTHY KARL COOPER, of record in Book 8196, Page 73, dated September 14, 1990, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is **$175,000.00**.
Subscribed and sworn to before me
this 16 day of June, 2020.
My Commission Expires: 12/23/2020

Affiant

Notary Public

RUSSELL E FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This is improved property located at 4703 Long Cabin Road, Nashville, Davidson County, Tennessee 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, her (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her (successors), heirs and assigns, against the lawful claims of all persons.

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 our hands this 16 day of June, 2020.

LENNIS H. RAY

BRENDA HEWITT RAY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **LENNIS H. RAY AND BRENDA HEWITT RAY**, the within named bargainors, 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 Goodlettsville, Tennessee, this the 16 day of June, 2020.

NOTARY PUBLIC

My Commission Expires: 12/23/2020

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY