Karen Johnson Davidson County
Batch# 435891 DEEDWARR
07/13/2020 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $900.95
20200713-0076133

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 9th day of July, 2020.

(Affix Seal) Notary Public

My Commission Expires: 2/11/2024

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

2020-1173-1

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Ruthanne E. White 431 Hill Road Nashville, TN 37220	F+M Bank 10 Cadillac Drive Suite 100 Brentwood, TN 37027	Map/Parcel 161-09-0-113.00

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, **Ryne J. Gray, a married man,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Ruthanne E. White, an unmarried woman,** hereinafter called the GRANTEE, her heirs 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. 25-B, on the plan of Zone Lot Division, Lot 25, Section One, Brentwood Meadows, of record in Plat Book 250, page 290, amending Plat Book 5200, page 694, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ryne J. Gray, an unmarried man by Warranty Deed from Angela Knoch Smith, Successor Trustee of the Caroline Knoch Trust dated 7/11/2008, dated 1/20/2016, of record in Instrument No. 20160125-0007035, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County taxes for the year 2020, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is improved property known as 431 Hill Road, Nashville, TN 37220 .

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, her heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that he lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and he does further covenant and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Madeline B. Gray, wife of Ryne J. Gray, hereby joins in this conveyance for the purpose of conveying any and all right, title and interest she may have in the subject property by reason of her marital status, or otherwise.

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.

Effective the 9 day of July, 2020:

Ryne J. Gray

Madeline B. Gray

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 8 day of July, 2020, before me personally appeared Madeline B. Gray, 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 8 day of July, 2020.

Kelsey L. Wells
Notary Signature
My commission expires: 11-19-2023

KELSEY L. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-19-2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 8 day of July, 2020, before me personally appeared Ryne J. Gray, 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 8 day of July, 2020.

Kelsey L. Wells
Notary Signature
My commission expires: 11-19-2023

KELSEY L. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-19-2023

True Copy Certification

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jackie Rudolph, a notary public for this county and state, Lori Patterson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 02/11/2024

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON