THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-28828

Karen Johnson Davidson County
Batch# 439097 **DEEDWARR**
07/16/2020 12:05:54 PM 2 pgs
Fees: $13.00 Taxes: $2,282.90

20200716-0078076

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **617,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF July, 2020.

Notary Public

MY COMMISSION EXPIRES: 01.08.2024

(AFFIX SEAL)

R. L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel S. Bray	NEW OWNER	
3309 Orleans Drive		10406015400
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I, **Larry Wolford, married,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel S. Bray and Gregory S. Pohl, a married couple,**

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. 121 on the Plan of Bransford Realty Companys West End Heights Subdivision of record in Plat Book 332, Page (s) 124 and 125, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 121 fronts 60 feet on the Southerly side of Orleans Drive, and runs 165 feet on the Easterly line and 176 feet on the Westerly line, to Love Circle and shows 70 feet on said Love Circle.

Being the same property conveyed to Larry Wolford, unmarried by Warranty deed from Robert V. Delevante and wife, Ann M. Delevante of record in Instrument No. 20000417-0038132 Register's Office for Davidson County, Tennessee, dated April 13, 2000 and recorded on April 17, 2000.

The above described property has never been the primary or marital residence of the Grantor.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **3309 Orleans Drive, 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, 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 my hand this the 15th day of July, 2020.

Larry Wolford by Allen Attn in Fact
Larry Wolford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **R. L. Moore,** to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of **Larry Wolford,** and who acknowledged that he executed the same as the free act and deed of **Larry Wolford.**

Witness my hand and official seal this the 15th day of July, 2020.

My Commission expires: 9-6-22

Tracey Perry
Notary Public

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON