WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-8598-KR

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 20080044

STATE OF Tennessee }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 14th DAY OF September, 2020.

NOTARY PUBLIC

My Commission expires: 1/3/2023

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Tax Information:
Laura Schneider 609 McCarley Avenue Madison, TN 37115	Same	052-02-0-046.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Roy Douglas Bray, Jr., unmarried,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Laura Schneider,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 33 of Block F on the Revised Map of Rainbow Terrace as of record in Plat Book 1130, Page 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Delores D. Ladd by Cash Deed for Tennessee from the Secretary of Housing and Urban Development, of Washington, D.C., dated 04/05/2000 and recorded on 04/25/2000 in Instrument No. 20000425-0040970, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Roy Douglas Bray, Jr., unmarried, by Quitclaim Deed from Delores D. Ladd, unmarried, dated 08/21/2009 and recorded on 08/27/2009 in Instrument No. 20090827-0080473, Register's Office for Davidson County, Tennessee.

This is property generally located:
609 McCarley Avenue, Madison, TN 37115

SUBJECT TO THE FOLLOWING:

1. 2020 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Plat Book 1130, Page 85, said Register's Office.

Karen Johnson Davidson County
Batch# 475434 DEEDWARR
09/15/2020 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $684.50
20200915-0104844

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(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Roy Douglas Bray, Jr.** has/have caused this instrument to be executed, this the 12 day of September, 2020.

Roy Douglas Bray, Jr.

STATE OF Florida
COUNTY OF Lee

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Roy Douglas Bray, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 12 day of Sept, 2020.

My commission Expires: Dec 9 2023

NOTARY PUBLIC

ROBERT H. THOMPSON NOTARY PUBLIC STATE OF FLORIDA
My Comm. Expires Dec. 9, 2023
Comm. # GG 938230

True Copy Certification

I, Christopher M. Corriveau, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

