Karen Johnson Davidson County
Batch# 508571 DEEDWARR
11/04/2020 08:10:13 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201104-0128865

Prepared by and return to:
WISEMAN BRAY PLLC
8001 Centerview Parkway, Ste. 10
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 172 14 0A 081.00

WARRANTY DEED

Property Address & New Owner:
ROBERT R. FRAY or
LORIENE P. FRAY, Trustees of the
FRAY REVOCABLE LIVING TRUST
1616 Braebury Circle
Nashville, TN 37211

Mail Tax Statement to:
Robert R. Fray
Loriene P. Fray
1616 Braebury Circle
Nashville, TN 37211

The GRANTORS, **ROBERT R. FRAY and LORIENE FRAY, husband and wife,** as tenants by the entirety, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby bargain, sell, convey, and confirm the below-described property to:

ROBERT R. FRAY or LORIENE P. FRAY, Trustees of the FRAY REVOCABLE LIVING TRUST, dated December 15, 2009

The FRAY REVOCABLE LIVING TRUST is a trust qualifying under Tenn. Code Ann. § 35-15-510, or any amendment thereto, as a "Tenancy by the Entirety Trust" designated to receive and own property titled as tenancy by the entirety prior to a transfer to the trust.

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

> LAND in Davidson County, Tennessee being Lot No. 28 on the Plan of Wexford Downs, Section Two of record in Book 9700, Page 593-594 Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to ROBERT R. FRAY and LORIENE FRAY, husband and wife, by Warranty Deed of record at Instrument No. 20060613-0070239 in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Wexford Downs, of record in Book 10292, Page 51 and made applicable in Book 10792, Page 822, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantors do hereby covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they warrant and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 29th day of September, 2020, by the undersigned.

ROBERT R. FRAY

LORIENE FRAY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **ROBERT R. FRAY** and **LORIENE FRAY,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 29th day of September, 2020.

NOTARY PUBLIC

LARRY R. BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 3-7-2021

My Commission Expires: _____

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(3)(F).

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

Robert R. Fray

AFFIANT

Subscribed and sworn to before me this 29th day of September, 2020.

Larry R. Bray

NOTARY PUBLIC

LARRY R. BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 3-7-2021

My Commission Expires: _____