THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

ADDRESS NEW OWNER
Spencer Cummings and Emily Edwards
5417 Bradfield Dr.
Nashville, TN 37220

SEND TAX BILLS TO
New owner

MAP/PARCEL
161-05-0-030.00

Karen Johnson Davidson County
Batch# 554927 **DEEDWARR**
01/15/2021 10:00:06 AM 2 pgs
Fees: $13.00 Taxes: $2,738.00

20210115-0007030

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MICHAEL L. RAY AND PEGGY A. RAY, HUSBAND AND WIFE** ("Grantors" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto **SPENCER CUMMINGS AND EMILY EDWARDS,** husband and wife ("Grantees" herein), their successors and assigns, all of Grantors' right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 22, as shown on the map entitled the Plan of Hillview Estates, of record in Plat Book 3600, page 89, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MICHAEL L. RAY AND PEGGY A. RAY, HUSBAND AND WIFE, by deed from CARLA W. KIRBY, UNMARRIED, of record in Instrument No. 20141226-0118058, dated December 19, 2014, said Register's Office.

This is improved property known as: 5417 Bradfield Dr., Nashville, TN 37220.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEES, their heirs and assigns, forever. And GRANTORS do covenant with said GRANTEES that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And GRANTORS do further covenant and bind themselves, their assigns, successors 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. The conveyance herein is subject to 2020 real property taxes and any easements, covenants and restrictions of record.

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.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hands as of this 19 day of November, 2020.

MICHAEL L. RAY

PEGGY A. RAY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Paul Soper, a Notary Public of the State and County aforesaid, personally appeared **MICHAEL L. RAY AND PEGGY A. RAY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 19th day of November, 2020.

Notary Public

My Commission Expires: 1/3/22

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$740,000.00**

Amanda Brune

Sworn to and subscribed before me this 19 day of November, 2020.

Notary Public

My Commission Expires: 1/3/24

CHRISTINE N MAROON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1/3/2024