ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
01/18/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 1,900,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of September, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven R. Ray and Mary L. Ray	New Owner	17800008200
(NAME) 9184 Hester Beasley Road	(NAME) 9184 Hester Beasley Road	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	
(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, WE,

STACY J. HILL AND IILA D. HILL, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

STEVEN R. RAY AND MARY L. RAY, HUSBAND AND WIFE,

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:

Beginning at a point in the gravel drive leading to Hester Beasley Road approximately 2,936 feet from the centerline; thence South 75 degrees 49 minutes 39 seconds East a distance of 58.05 feet; thence South 35 degrees 11 minutes 56 seconds East a distance of 121.51 feet; thence South 80 degrees 55 minutes 37 seconds East, a distance of 381.91 feet; thence South 05 degrees 25 minutes 45 seconds West a distance of 1494.15 feet; thence North 23 degrees 39 minutes 20 seconds West a distance of 1681.63 feet; thence North 66 degrees 04 minutes 04 seconds East a distance of 70.07 feet; thence N 59 degrees 47 minutes 12 seconds East a distance of 264.66 feet; to the point of beginning, and containing 15.00 acres more or less. Description taken from survey of John M. Kohl & Company, P.C> dated April 4, 2006.

Being the same property conveyed to Stacy J. Hill and wife, Iila D. Hill by Deed dated May 20, 2019 from Josh Farro and wife, Jenna Farro, recorded May 21, 2019, in Instrument Number 20190521-0047877, in the Official Records of Davidson County, Tennessee.

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 *Improved* property is commonly known as: 9184 Hester Beasley Road, Nashville, TN 37221

LT&E File #18426

Karen Johnson Davidson County
Batch# 716352 **DEEDWARR**
09/15/2021 10:50:20 AM 2 pgs
Fees: $13.00 Taxes: $7,030.00

20210915-0123734

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/our hand(s) this 13th day of September, 2021

Stacy J. Hill

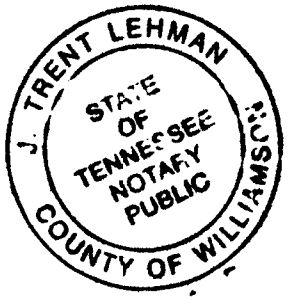
Iila D. Hill

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 13th day of September, 2021, before me personally appeared Stacy J. Hill and Iila D. Hill, 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 13th day of September, 2021.

Notary Signature
My commission expires: 11/14/21



LT&E File #18426