THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230143545**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $860,000.00. Affiant Subscribed and sworn to before me, this 8th day of March, 2023. Notary Public My Commission Expires: 11/2/26

ASHLEY RAE FORT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 979284 DEEDWARR
03/10/2023 12:04:30 PM 3 pgs
Fees: $18.00 Taxes: $3,182.00
20230310-0017500

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Hayden Ray and Georgia Mignon Ray 15 Lymington Court Brentwood TN 37027	New Owner Hayden Ray and Georgia Mignon Ray 15 Lymington Ct. Brentwood, TN 37027	Tax Parcel ID No. 160 11 0A 023.00

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 of which is hereby acknowledged, **Andrew McAlister and Brittni McAlister, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **HAYDEN RAY AND GEORGIA MIGNON RAY, HUSBAND AND WIFE**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 23, as shown on the map entitled Phases I II, III and IV Hemmingwood, of record in Plat Book 6900, Pages 6, 7 & 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Andrew McAlister and Brittni McAlister, husband and wife, by Warranty Deed from James L. Uden and Virginia H. Uden, Husband and Wife, of record in Instrument No. 20200417-0040768, in the Register's Office of Davidson County, Tennessee, dated April 15, 2020 and recorded on April 17, 2020.

The execution of this instrument is affected by the signature of Brittni McAlister as Attorney-in-Fact for Andrew McAlister, which Power of Attorney is recorded in Instrument No. 202303100017499, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phases I, II, III and IV Hemmingwood, as recorded in Plat Book 6900, Page(s) 6, 7 and 8.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6730, Page 329, amended recorded in Book 6892, Page 540, Book 6925, Page 268, as correction recorded in Book 6948, Page 268 and Further amendment recorded in Book 7269, Page 387, Book 7474, Page 205 and in Instrument No. 20130619-0062819 and amened in Instrument No. 20210401-0043070.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 10170, Page 584.

Storm Water Detention Agreement as set forth in instrument recorded in Book 6728, Page 673.

This is improved property located at 15 Lymington Court Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of March, 2023.

Andrew McAlister by Britt McAlister as Attny in fact

Andrew McAlister
by Brittni McAlister, as Attorney-In-Fact

Brittni McAlister

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brittni McAlister, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Attorney-in-Fact for Andrew McAlister and they are authorized by Andrew McAlister to execute this instrument on their behalf.

Witness my hand, at office, this 8th day of March, 2023.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Margaret Philpott do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3/8/2023 (date of document).

Affiant Signature

3/8/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of MARCH, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

