(b)

WARRANTY DEED

FILE BOX 19B
05-02-021-DA

State of Tennessee)
County of ~~Davidson~~ Williamson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Tricia Erskine
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd day of March, 2005

Ann M. Ledet
Notary Public

My Commission Expires: 7/25/2005 (AFFIX SEAL)

ANN M. LEDET NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

Davidson County DEEDWARR
Recvd: 03/09/05 10:14 2 pg
Fees:13.00 Taxes:1221.00

20050309-0026077

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
TRAVIS L. McAFEE (NAME)	NEW OWNER (NAME)	104-15-0-F
2615 Woodlawn Drive (ADDRESS)	(ADDRESS)	001.00CO
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Lon Raby, A Single Person**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Travis L. McAfee, AN UNMARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in DAVIDSON County, Tennessee, being Unit A, together with the appurtenant interest in the common elements of WOODLAWN DRIVE CONDOMINIUMS, a horizontal property regime established by Master Deed of record in Instrument No. 20021115-0142186, and further described on the plan of record attached to said Master Deed as "Exhibit A", Register's Office for Davidson County, Tennessee. The premises herein described is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof, and is subject to the Master Deed, Attorney's Certificate, Site Plan, Codes Compliance Certificate and By-Laws for the administration thereof of record in Instrument No. 20021115-0142186, said Register's Office.

Being the same property conveyed to LON RABY by Limited Warranty Deed from Charles R. Barrett, Sr., individually and as an heir of Sandra Vivian Barrett, and David Brown, Jr., Steve Brown, Michelle Brown Hagan and Carl Brown being all the heirs of Sandra Vivian Barrett, Dated March 5, 2002, of record in Instrument No. 20020306-0028396, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the Master Deed and By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed, Attorney's Certificate, Site Plan, Codes Compliance Certificate and By-Laws establishing a Horizontal Property Regime of WOODLAWN DRIVE CONDOMINIUMS, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Subject property is not now, nor has it ever been the principal place of residence of the Grantor(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 2615 Woodlawn Drive, Nashville, TN, 37212.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, MY hand, this 3rd day of March, 2005.

Lon Raby

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lon Raby, A Single Person**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 3rd day of March, 2005.

My Commission Expires: 03/31/07

Notary Public